REGULAR MEETING OF ARCHITECTURAL REVIEW BOARD

AUGUST 3, 2026 - 5:30 PM

MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. Approval of Minutes from the July 6, 2026 Architectural Review Board Meeting

III. PUBLIC INPUT ON NON-AGENDA ITEMS

IV. OLD BUSINESS

V. NEW BUSINESS

A. **ARB-2026-0024 –Request: Revision to previously approved fence and gate at 124 Orange Street. TMS# 05-0029-022-00-00.** Request to revise the location of the previously approved fence/gate to the front property line. Design and materials are to remain the same as previously proposed and approved.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

B. **ARB-2026-0025 –Request: Alterations at 619 Prince Street. TMS# 05-0029-022-00-00.** Request to close two non-egress windows on the 2nd floor, convert two front doors to a single door, and repair miscellaneous rotten wood on the exterior of the home.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

C. **ARB-2026-0026 –Request: Alterations at 416 Screven Street. TMS# 05-0027-137-00-00.** Request to demolish the existing concrete driveway and replace it with new concrete or small-shell tabby materials, with inlaid brick details.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

D. **ARB-2026-0027 – Request: Alterations at 916 Duke Street. TMS# 05-0027-093-00-00** Request to restore the front of the existing structure, expand the existing screened area to the existing front porch, remove part of the left side knee wall, remove the cinder block wall at the rear half of the house, and replace with wood construction. The existing widow sizes and exterior front door size will remain. A side door and a rear porch will be added.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

E. **ARB-2026-0028 – Request: Additions at 416 Front Street. TMS# 05-0032-015-00-00** Request to install an in-ground pool with surrounding masonry deck, and a storage shed that is 12’ x 24’ in size.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

F. **ARB-2026-0029 – Request: Alterations at 430 Cannon Street. TMS# 05-0030-036-00-00** Request to replace eight (8) windows and shutters, and one (1) exterior front door.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

G. **ARB-2026-0030 – Request: Additions at 132 Saint James Street. TMS# 05-0033-075-00-00** Request to install a whole house generator.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

H. **ARB-2026-0031 – Request: Demolition and renovations at 419 Cannon Street. TMS# 05-0030-024-00-00.** Request to demolish the existing chain link fence; replace with a white picket fence,

remove bay window on right side of house, repair the existing front porch, replace the brick steps, and removal and replacement of asbestos siding.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

I. ARB-2026-0032 –Request: Additions and alterations at 1010 Highmarket Street. TMS# 05-05-0027-201-00-00. Request to install a new privacy fence, add new shingles to the garage and rear of the house.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

J. ARB-2026-0033 –Request: Alterations and additions at 811 Prince Street. TMS# 05-0029-025-00-00. Request to add a two-story addition including a carriage house, add a new standing seam metal roof, replace the sash on the existing windows, relocation of an existing iron fence, repair the existing wood fence, and add a metal fence to separate the drive from the house, and include a wood screening around the HVAC units.

1. Staff Presentation
2. Applicant Presentation
3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

VI. BOARD DISCUSSION

VII. MOTION TO AUTHORIZE STAFF TO TYPE HANDWRITTEN CHANGES ON THE ORDERS OF THE BOARD

VIII. ADJOURNMENT

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE

City of Georgetown
SOUTH CAROLINA

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0024 –Request: Revision to previously approved fence and gate at 124 Orange Street. TMS# 05-0029-022-00-00. Request to revise the location of the previously approved fence/gate to the front property line. Design and materials are to remain the same as previously proposed and approved.

PROPERTY INFORMATION:

Address:	124 Orange Street
Applicant/Property Owner:	Todd & Allison Gecewicz
Zoning District:	High Density Residential (R4) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Historic District Residential (*Reference item 2*)
Flood Zone:	AE10 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (*See attached*)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2006 Application of Revisions

2006.1 An application of revisions is required to be submitted before undertaking a change or deviation from the Certificate of Appropriateness.

2012.2 Fences, Gates, and Walls

2012.201 Policy and Justification

Historic fence materials such as cast and wrought iron, brick, and woven wire should be preserved and maintained. The installation of new fences in keeping with traditional locations, designs and materials is appropriate for the historic district. Vinyl and similar synthetic fencing materials are incompatible and not approvable.

2012.202 Standards

(1) Repair or replace fence or wall materials with in-kind materials.

(2) Installation of new wood picket fences in front yards or privacy wood fences in side or rear yards is appropriate if they are in traditional and permitted dimensions and designs. Fences should have pickets no wider than 4 inches and should be set apart a maximum of 3 inches.

Wire fences should not be more than 4 feet tall. Privacy fences constructed of wood board should be located in rear yards and generally be no taller than 6 feet. Higher fences may be considered subject to code limitations.

(3) Preserve original cast and wrought iron, woven metal wire, or brick fences and walls. If historic fences or walls are missing, they may be reconstructed based on physical or pictorial evidence.

(4) Cast iron fences may be added to buildings constructed in the mid- to late-19th and early 20th centuries. Cast iron fences are not appropriate for dwellings built after the mid-20th century.

(5) Chain link, concrete block, or synthetic materials are not appropriate for the historic district in front yards or readily visible side yards. Split or horizontal rails, railroad ties, or timbers are inappropriate for front yards or elsewhere if readily visible.

(6) Fence posts, rails, and other framing members should be on the inside of the fence facing the dwelling rather than the street and sidewalk.

(7) Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.

(8) For safety reasons Code requires that fences within 10 feet of streets be no taller than 3 feet or transparent so as to not obstruct the view of vehicles attempting to exit the property. Taller fences located more than ten feet from the public right-of-way may be considered. Fences should be located behind either the front plane of any open front porch of the building and that of any open front porch of any adjacent dwelling or behind any significant side elevation architectural feature (such as a bay window, porte-cochere or building projection) of the building, whichever is the lesser distance from the street.

(9) Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, “dog ear,” or Gothic (pointed tops) designs are acceptable if the design is consistent with the house style. “Stockade” designs are prohibited. Fences should be stained or painted to blend with the dwelling or building. Privacy fences of brick or pierced brick are less appropriate for the historic district than those of wood but may be considered for rear yards.

(10) Where residential properties are adjacent to commercial or other non-residential uses, alternative fence heights may be considered.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

803 Fences

803.1 Height. Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4 and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

803.2 Adequate light and air: Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

803.3 Historic Buildings District: Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.

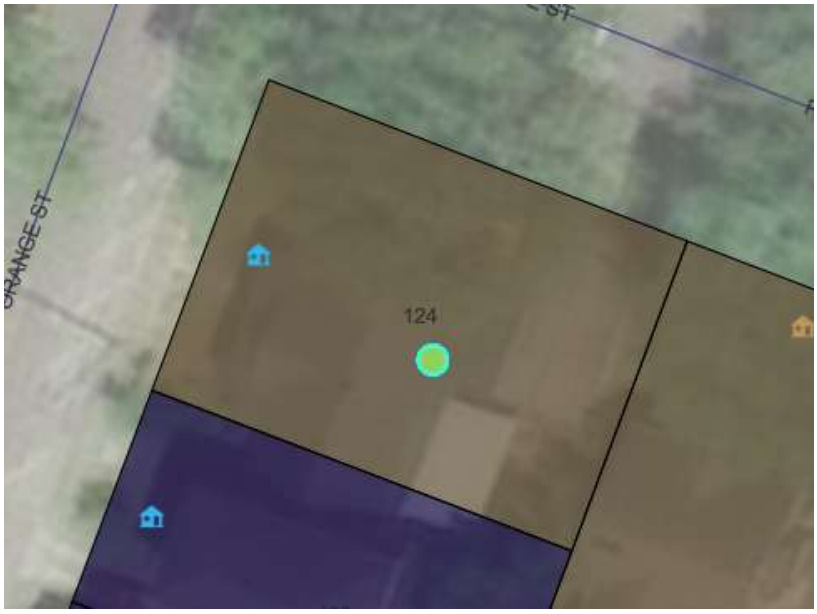
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-1021
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0029-022-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 124 Orange Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: This resource was constructed after the Georgetown National Register Historic District's period of significance; however it would be a contributing resource if the historic district's period of significance is expanded to include the 1922-1960 period.

Other Designation:

Property Description

Construction Date: c. 1930

Commercial Form:

Stories: 1 story

Alteration Date: c. 1980

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: full facade

Shape: hip

Construction Method: frame

Exterior Walls: brick veneer

Foundation: brick

Significant Architectural Features: Colonial Revival: 2/2 and 6/6 sash with rowlock sills, 2 interior chimneys, projecting front gable above entry, Tuscan columns.

Alterations: c. 1980: porch partially enclosed, carport off of rear elevation.

Architect(s)/Builder(s):

Historical Information

Historical Information:

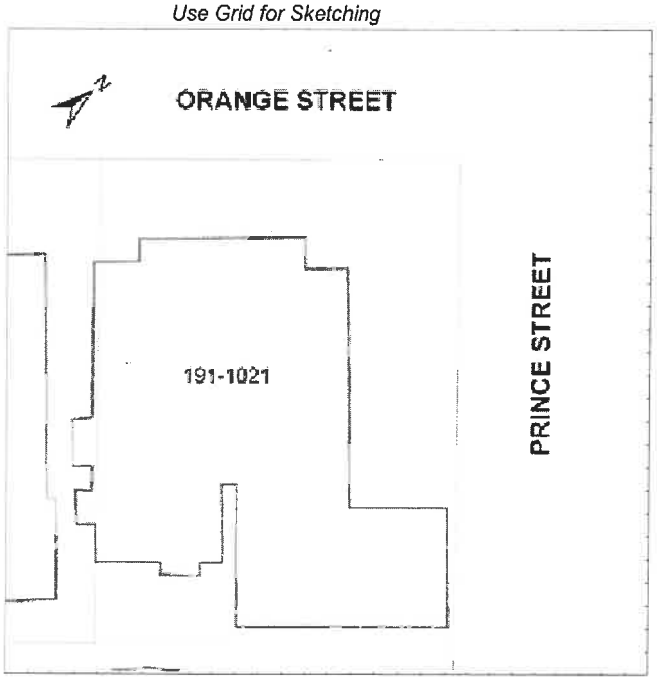
Source of Information: Sanborn Map: 1932.

Photographs

Roll No. Neg. No. View of

Façade and Side Elevations, Looking E
Façade and Side Elevations, Looking
Rear and Side Elevations, Looking W

Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/28/2010

191-1021: 124 Orange Street

Docusign Envelope ID: 63D1D97D-1DA2-43D5-AB15-9C44CA5C5990

CITY OF GEORGETOWN PLANNING & COMMUNITY DEVELOPMENT
P.O. DRAWER 939
GEORGETOWN, SOUTH CAROLINA 29442
(843) 545-4010

C E R T I F I C A T E
O F
A P P R O P R I A T E N E S S

Property Owner (s): Todd & Allie Gezewickz
ARB-2025-0051
TAX MAP #: 05-0029-022-00-00
SITE ADDRESS: 124 Orange St.

NATURE OF APPLICATION: The applicant submitted a request to change column on front porch to a square shaped column, enclose current garage/carport with hardy plank siding between existing brick post to emulate a carriage style, add a small addition off of the back door of master bedroom to serve as a closet, and add a 4 ft aluminum black fence with one gate on Orange St. and one gate on Prince St. The fence will have brick posts with a light on either side of the gates, and one post with a light on the corner of Orange St. and Prince St.

RULING IMPOSED BY THE ARCHITECTURAL REVIEW BOARD: On November 3, 2025, the board gave the following ruling: Approve as submitted.

CONDITIONS IMPOSED BY THE ARCHITECTURAL REVIEW BOARD: No changes are permitted to the structure, and the COA will not be valid, unless the sale of the property is finalized.

MOTION DETAIL: Motion to approve as submitted with conditions. *This motion carried with a vote of 7-0.*

CITING THE FOLLOWING GUIDELINES:

1. Chapter 2: Residential Properties
    a. Section 4 – Siding
2. Chapter 3: Residential Properties
    a. Section 15 – Roofs
    b. Section 17 – Windows and Shutters
3. Chapter 4: Residential Properties
    a. Section 19 – Fences, Gates, and Walls
    b. Section 20 – Garages, Sheds, Outbuildings & Ancillary Outdoor Structures
4. Chapter 5: Residential Properties
    a. Section 23 – Additions
5. City of Georgetown Zoning Ordinance
    a. Section 401.2 HB District (Historic Buildings)
    b. Section 700.4 R4 District (High Density Residential)

This CERTIFICATE acknowledges that this application to the Architectural Review Board has been determined to be appropriate and in keeping with the historic and architectural qualities of the Historic Buildings District. This CERTIFICATE is awarded subject to strict adherence to the above conditions and conformance with your presentation to the Board. This CERTIFICATE should not be construed as approval from the City Building and Planning Department. All permits, licenses and fees must be secured after award of this certificate. The time limit for all projects will be 2 years after the issuance of the COA, after which a property owner can apply for an extension through the Architectural Review Board. This permit is non-transferrable.

Decisions of the Architectural Review Board are appealed to circuit court. A petition must be made to the court within 30 days after receipt of this certificate.

DocuSigned by:
Kevin Jayroe
F9ABCBF2C2EC4CD...
Chairman

11/12/2025
Date

Date Filed: _____ **ARB Request Form** **Appeal #:** _____

Description of Request:
Movement of previously approved fence/gates to front property line. Design and materials to remain the same as previously proposed (detailed below). Fence to consist of brick columns (painted white) and black aluminum fencing between. Gates to be of same material as fence, with with an an arched feature at the top. All existing fences and walls (side and rear yard) to remain. Pillar lights to be added to proposed columns adjacent to gates and garage.

List of materials to be used:
Brick (columns) Aluminum (fences, gates) Pillar Lights

In addition to this application, the following supporting materials have been submitted.
Site Plan, Drawings

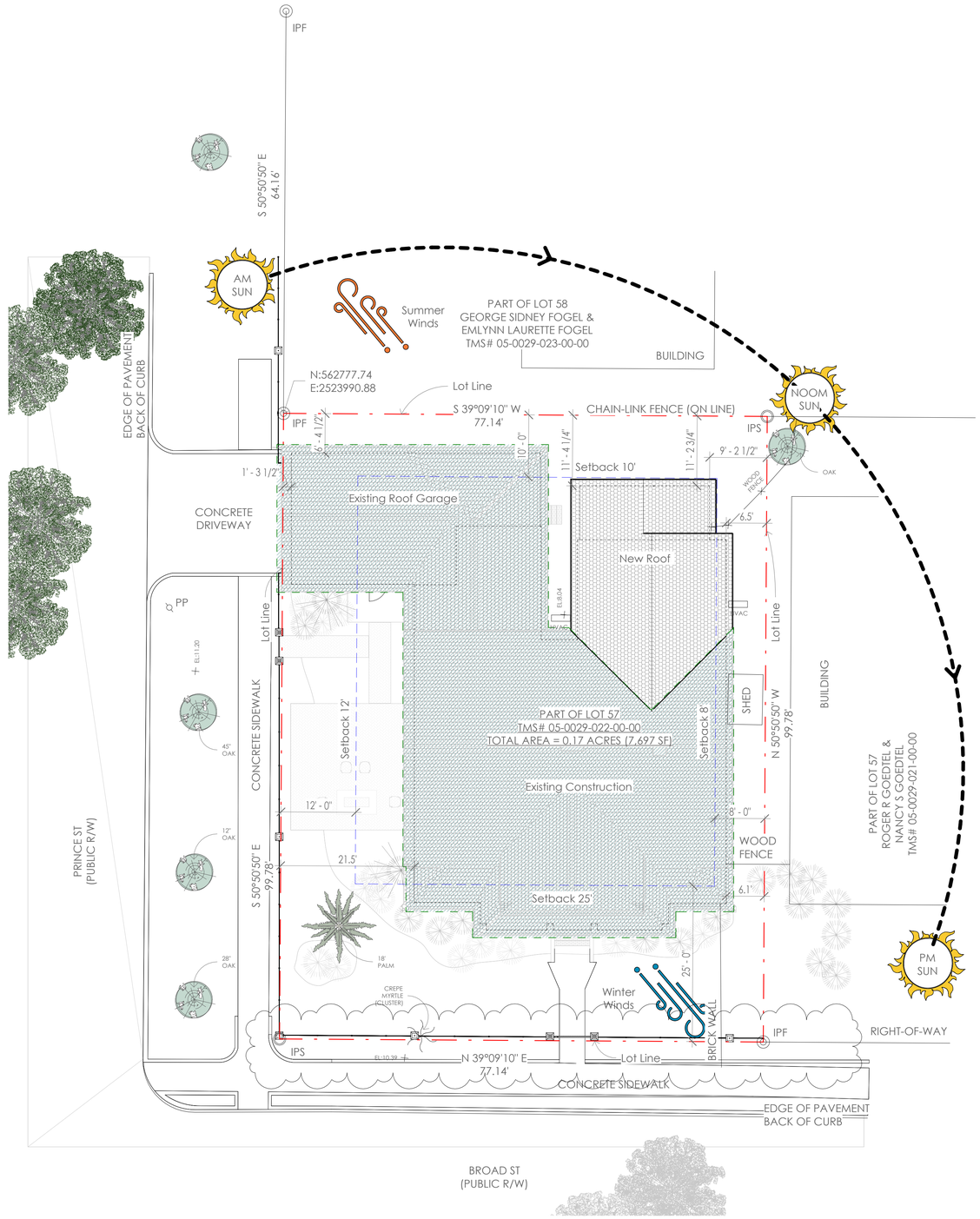
I certify that all the information included within this application is accurate and true:	
Signature:	Date:

FOR OFFICE USE ONLY	
Appeal Number:	Applicable fee:
Date Received:	Meeting Date:
Code Compliance	
Building Code:	
Flood Code:	
Zoning Code:	
Notes:	

Note: Contact and verify with Design House any plan, dimension, or other discrepancies. It's crucial to verify all windows, doors, fixtures, appliances, and design selections (including sizes and styles for windows and doors) directly with the homeowner before any plan submissions or material orders. This prevents costly adjustments later. All bedrooms required a min. egress exist meeting: The minimum net clear opening area is 5.7 square feet, with a minimum width of 20 inches and a minimum height of 24 inches.

6/23/2026 12:11:38 PM

ARB Review



1 Site Plan
Scale: 1" = 10'-0"

Legend	
Existing Area	

0' 5' 10' 20'
If printed on 36x24
SCALE: 1" = 10'-0"

ARB Review

Design House
Architecture
Planning & Drafting Studio

75 Calvert Ct.
Pawleys Island, SC 29585
843.318.9663
www.DesignHousePlanning.com

STATE OF SOUTH CAROLINA
DESIGN HOUSE LLC.
N° 102202
CERTIFICATE OF AUTHORIZATION

These documents and plans are an instrument of service and the sole property of DESIGN HOUSE LLC. and are subject to Copyright Law. These drawings are prepared for one building, DH written permission shall be required for each repeat or re-use prior to use.

In progress.
*All details not shown.
*All dimensions are to be verified in field.
* All aspects of drawings to be refined/revised.

Gecewicz Remodel

124 Orange St.
Georgetown SC

Owner Information
Todd & Allie Gecewicz
Owner Address
216 W. Gannon Ave
Zebulon, NC 27597

Project No.:
2509-211
Document Date:
01.07.2026
Document Phase:
ARB Review
Architect of Record:
Lina M. Jimenez SC L#11921
Design by:
Lina M. Jimenez
Drawn by:
RA
Review by:
LM/OL

Revisions:
1. 12.10.25 Extend closet approve to be aligned with existing structure
2. 06.23.2026 Move the Orange St. Fence to PL

DH has not been hired to perform construction administration services

Site Analysis

C01

Gezewics Remodel

124 Orange St.
Georgetown SC

BUILDING AREAS

Building Areas	
Description	SF
St. Heated Main	152
Sf. Total Heated	152
Sf. Total Unheated	0
Sf. Total Under Roof	152

These areas are in progress, must of them stil TBD and must be verified before final submittal to ARB and...

DRAWING INDEX

Sheet Name	Sheet
Cover Sheet	A00
ARB Historic Analysis	G01
Demolition Plan	D01
First Floor Plan	A01
Roof Plan	A02
Front & Right Elevation Plan	A03
Rendering	A04

LOCATION MAP

COMPLIANCE STATEMENT

2009 International Energy Conservation Code

Statement of acknowledgement of duct sealing section 403.2.2

Statement of acknowledgement of building envelope air tightness and insulation installation shall comply with one of the following option section 402.4.2.1 or 402.4.2.2

Statement of acknowledgement of energy-conservation measures for pool per section 403.9.1 through 403.9.3

Envelope Summary		
List the R-Value for the following		
Flat Ceiling/Roof: R 38 Min.	Foundation Slab: N/R	Basement Continuous: N/R
Exterior Wall: R 19 Min.	Cantilevered Floor: R 19 Min.	Crawlspace Continuous: R 5 Mi
Attic Knee Wall: R 19 Min.	Slope / Vault Ceiling: R 30 Min.	Floors Over Unconditioned
Basement Stud Wall: R 13 Min.	Above Grade Mass Wall: R 8...	Space: R 19 Min.
Crawl Stud Wall: R 13 Min.	Attic Knee Wall Sheathing: N/R	Other Insulation:
Fenestration Components		
Window U-Factor: 0.50 Min. / Impact 0.65 Min	Window SHGC: 0.30 Max	
Skylight U-Factor: 0.65 Min.	Skylight SHGC: 0.30 Max	
Glazed Door U-Factor: 0.5 Min.	Opaque Door U-Factor (<50% glazed) 0.5 Min.	
Mechanical Summary		
Water Heater Energy Factor: 0.97-0.00132 V	Fuel Type: o Gas x Electric o Other	
Number of heating and cooling ...	Programmable Thermostats x Yes No	
Heating System Type (Choose one)		
o Gas: _____AFUE	X Air-Source heat pump: 7.7 Min. HSPF	
o Other: _____	X Efficiency: 13 SEER Min.	
Unit Sizing per M1404.3 IRC manual J is included		
Unit 1 ___ Unit 2 ___ Unit 3 ___ Unit 4 ___		
Miscellaneous		
o Wood -Burning fireplace (Gasketed doors .	X Lighting equipment (Min. 50% of lamps shall be hi...	
o Pool Heater Switching	o Times Switches	o Pool Covers
Air Sealing and Insulation Option (Choose One)		
X Testing Option Blower Door	o Visual Inspection	
Duct Sealing (choose one)		
X Post Construction Test	o Rough-in Test	
Along with the mandatory requirements one of the following methods must be used (choose one)		
X Prescriptive Methods	o Simulated Performance Method (ie. Res Check)	

APPLICABLE CODES

This Project Designed to meet:
The 2021 South Carolina Residential Code and,
The 2009 International Energy Conservation Code.

GENEREAL NOTES

1. Window protection shall be provided for wind borne debris regions as required by the irc. attach-ment of structural panels is permited for buildings with a mean roof height of 45ft or less.

2. All eaves between 2' -5' from property line must be fire rated.

3. 1/2" drywall required on all garage walls for pro-tection of structural and supporting floor/ceiling assemblies. 5/8" type X required on all garage ceilings with habitable rooms above.

4. All sleeping rooms must have an emergency escape and rescue opening, minimum net opening 5.7 sq. ft. w /24" min. clear height and 20" clear width. bottom of opening to be a maximum of 44" A.F.F.

5. Main entry to have min. clear opening of 32" wide and 78" high.

6. Stairways shall not be less than 36" wide w/ 4 1/2" maximum handrail projection. maximum riser height of 7 3/4" minimum tread depth of 10".

7. Handrail shall be between 1 1/4" - 2" in diameter and located between 34" -38" above nosing of tread.

8. All porches and stairs greater than 30" above grade or F.F. to have 36" high guardrail w/pickets spaced so a 4" diameter sphere can not pass thru.

9. All windows to be Low E Glass.

10. Minimum insulation values to be:
Flat Ceiling/Roof R38, Exterior Walls R19
Fr. Abv. Unconditioned Space R19. Cantilevered Floor R19

11. Provide flashing where roof meets vertical walls TYP.

12. All metal flashing to be non corrosive type.

13. Place downspouts to the side of the house where possible.

14. When undertaking additions or remodels, it is crucial for the builder to verify all existing field measurements. Unforeseen discoveries of hidden elements during demolition could require design modifications and subsequent adjustments after permit.

15. Low slope application of shingles must be compensated for the potential water backup, a double layer of underlayment or a self-adhering waterproof membrane (like Ice & Water Shield) is typically recommended. Always check the specific shingle manufacturer's installation instructions. as they may have additional requirements for...

Owner's Signature
Date:

Owner review and signature on plans are required prior to submission to the AHJ. Plans have been distributed to the builder and owner for preliminary review. However, the absence of an owner's signature does not indicate disapproval or a lack of comprehensive review. All plans presented to the AHJ are considered reviewed and...

ABBREVIATIONS

Abbrev.	Meaning																					
#	Number	BLKG.	Bloking	CSMT.	Casement	EA.	Each	FR.DR.	French Door	JST.	Joist	MIN.	Minimun	PROJ.	Projection	SDG.	Sliding Glass Door	TBD	To Be Determinate	UL	Underwriters...
@	At	BP.	Beam Packet	C.T.	Ceramic Tile	EL.	Elevation(height)	FTG.	Fooling	LAUND/UTIL	Laundry/Utility	NFPA	Nat. Fire Prot....	P.T.	Pressure Treatred	SHLVS.	Shelves	TC.	Tall Cabinet	V.I.F.	Verify In Field
		BRG.	Beoring	D.	Dryer	ELEC.	Electrical	FURN.	Furnace	LN.	Linen	O.C.	On Center	PWDR.	Powder	SKY LT.	Skylight	T+B	Top+Bottom	VT.	Vinyl Tile
ABV.	Above	BSMT.	Basement	D.B.	Drawer Base	ELEV.	Elevation(Facad...	GYP.BD.	Gypsum Board	LT.	Laundry Tray	ODU.	Out Door Unit	R.	Riser	SPF.	Spruce Pine Fir	TEMP.	Tempered Glass	W.	Washing Machine
ACC.	Access	CPT.	Carpet	DES.	Designed	ENG.	Engineered	H.	High	LVL.	Laminated Veneer Lumber	OH.	Overhang	REC.	Recreation	STAG.	Staggered	TME	To Match Existing	W/	With
ACC.PNL.	Acces Panel	CLG.	Ceiling	DFE.	Desing Floor...	E.W.	Each Way	HD.HT.	Head Height	M.BATH.	Master Bath	OHD.	Overhead Door	REF.	Refrigerator	STND	Standards	T+G	Tonge+groove	WD.	Wood
AFF.	Above Finished Floor	CLO.	Closet	DIM.	Dimension	F.D.	Floor Drain	H.T.	Height	MANUF.	Manufacturer	OPT.	Optional	REQD.	Required	SLT.	Steel	TPH.	Toilet Paper Holder	WH.	Water Heater
AHJ	Authorities Having...	C.O.	Cased Opening	DN.	Down	FLR.	Floor	HRDW.	Hardwear	MFC	Manufacturer	PC.	Precast	RFTR.	Rafter	SLT.BM.	Steel Beam	TR.	Trash Can	WN.	Window
ATT.	Attached	COL.	Column	Dr.	Door	FLSG.	Flashing	HRW.	Half Round Window	MAX.	Maximun	PNL.	Panel	RM.	Room	SYP.	Southaren Yellow Pine	TYP.	Typical	WO.	Wall Oven
DB.	Board	CONC.	Concrete	DS.	Downspout	FLOUR.	Flourescent	HVAC.	Heating, ventilation, Air Cond	MC.	Medicine Cabinet	POLY.	Polythytene	R/S	Rod/shelf	T.	Tread	UON	Unless Otherwise Noted	W/O.	Without
BFE.	Base Floor Level	CRS.	Course	DW.	Dishwasher	F.P.	Fireplace	INSUL.	Insulation	MECH.	Mechanical	PREFAB.	Prefabricated	SF.	Square Foot/feet	TB.	Towel Bar	UNCON	Unconditioned	WWM.	Welded Wire Mesh

Design House
Architecture
Planning & Drafting Studio
75 Calvert Ct
Pawleys Island, SC 29585
843 318 9463
www.DesignHousePlanning.com

STATE OF SOUTH CAROLINA
DESIGN HOUSE LLC.
N° 102202
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Permit set
*All details not shown
*All dimensions are in the smallest field
* All aspects of drawings to be reinterpreted

Gezewics Remodel
124 Orange St.
Georgetown SC

Owner Information
Todd & Allie Gezewics
Phone: 843-...
316 W. Sisimo Ave
Zebulon, NC 27597

Project No.: 2509-211
Document Date: 2025.10.20
Document Phase: Preliminary Design
Architect of Record: Lina M. Jimenez SC LIC#11921
Design by: Lina M. Jimenez
Drawn By: BA
Review By: LM/OJ
Revisions

Permit not been issued to perform construction administration services

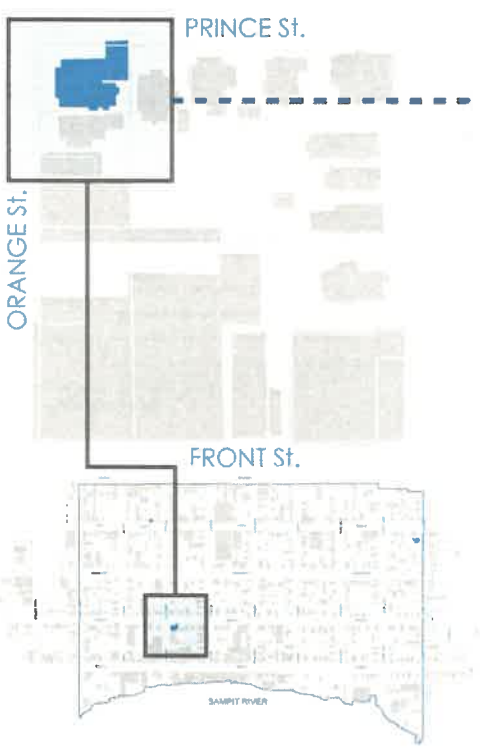
Cover Sheet

A00

Project Exhibit

Project Status

City of Georgetown
Architectural Review Board
Certificate of Appropriateness
Homeowner's Narrative



Other houses - Same Minimal Traditional Style

124 Orange St. Georgetown, SC 29440

Site # Address Current Use:
191-1021 124 Orange St. Domestic 1935
Tax Number: 05-0029-022-00-00
Contributing Status: Contributing

Property Records

■Carrier Code	C007
■Area	43,560 sq ft
■Land Use Code	Q100
■Land Use Category	Residential.
■Tax Account	22662
■Lot Number	57

Property Structure

■Year	1930
■Year Updated	2000
■Total Area	2,614 sq ft
■Stories	1
■Bedrooms	4
■Bathrooms	2
■Structure Quality	C+
■Structure Condition	Average

Other Features & Improvements

Patio	16 sq ft
Construction	Frame
Exterior	Walls Brick
Roof Material	Composition Shingle
Heating	Heat Pump
Air Conditioning	Yes

This residence **built in 1935,** is an example of **Georgetown's Transitional Period architecture,** period followed the economic collapse of the Great Depression and the failure of the lumber industry in 1932.

This dwelling represents a shift from the Victorian and Classical Revival styles of the 19th century toward a more modest, domestic, and pragmatic design.

The architectural style is **Minimal Traditional with simplified Tudor Revival details,** characterized by a simple volume, functional planning, and more durable construction.

The predominance of brick affirms durability and responds to the era's need for robust materials.
The proposed modifications are designed to respect and enhance this unique Minimal Traditional character, maintaining the original distinctive qualities and character of the property and its surroundings. Compliance with conservation standards is ensured by prioritizing material compatibility, low visual impact, and contextual appropriatenes.

- The brick posts directly honor the predominant material of the 1930s construction. The 4-foot height and the black color of the aluminum ensure the fence is low-profile, non-imposing, and does not create a massive visual barrier, preserving the property's relationship with the streetscape.
- The practice of painting brick was acceptable in the 1930s within Southern architectural traditions and is influenced by the Tudor Revival style. The proposed cream/off-white color enhances the simple, dignified massing of the Minimal Traditional design. The charcoal color will visually define the functional elements of the structure (windows, cornices), further emphasizing the clean, efficient design characteristics of the 1930s era.
- The square column form is a classic, robust profile and is more consistent with the pragmatic and simplified detailing of the house's style ensuring the replacement contributes to the house's character.
- Enclosing the garaje is a necessary modification for modern utility (storage, vehicle protection). By retaining the existing brick supports, the project preserves the original structural footprint and base material. The use of painted Hardy Plank siding to match the new cream/off-white color ensures visual unity and minimizes the distinction between the original brick and the new infill material, maintaining visual integrity.
- Rear Closet Addition is strictly located at the rear of the residence and is not visible from either Orange or Prince Street. This criterion of "zero impact on the historic street view" ensures that the building's contribution to the historic district's character is fully preserved. Rear additions that do not alter the front elevation are an accepted component of historic structure adaptation.

The proposed modifications for 124 Orange Street are functionally necessary and carefully considered enhancements that respect the dwelling's unique position as a c. 1935 Minimal Traditional/Tudor Revival structure. By incorporating brick and low-profile fencing, utilizing a square column profile, and containing the only major addition to the non-visible rear, the design reinforces the house's architectural integrity while satisfying the contemporary needs of its owners within the established conservation principles of the Georgetown Historic District.

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In progress
*All dimensions to be verified in field
* All aspects of drawings to be field-addressed

Gezewics Remodel
124 Orange St.
Georgetown SC

Owner Information
Todd & Alla Gezewics
214 W. Ocana Ave
Zebulon, NC 27597

Project No
2509-211
Document Date
2025.10.20
Document Phase
Preliminary Design
Architect of Record
Lina M. Jimenez SC LB11921
Designer
Lina M. Jimenez
Drawn by
SA
Reviewed by
LMJ/DL
Revisions

DH has not been hired to perform construction administration services.

ARB Historic Analysis

G01

Key Notes	
1	Existing Stair to be Removed
2	Existing Railing to be Removed
3	Existing Post to be Removed
4	Existing Roof to be Removed
5	Existing Fascia to be Removed

General Demolition Notes:

1. Remove All Existing Constructions And Finishes Necessary For The Completion Of The Work As Depicted On The Drawings. Including But Not Limited To, Items Shown On The Plans With "Revision Clouds", Necessary Disconnects And Alterations To Existing Mechanical And Electrical Systems Shall Be Included. Patch As Required All Constructions To Remain In Accordance With The Contract Drawings. Where Contractor Is Designated To Make Removals, Disposition Of Materials Is The Responsibility Of The Contractor. Verify With Owner, The Disposition And Removal Of Any Components Of Salvageable Value.
2. All Removals And Salvage, Unless Specifically Noted Or Requested By The Owner Shall Become The Property Of The Contractor.
3. Remove Only Non Load Bearing Construction And Partitions. Contractor To Verify, Prior To Removal, That No Structural Components, I.E. Bearing Walls, Beams, Headers, Etc., Supporting Floor, Roof Or Ceiling Joists Are Designated For Removal. Contact The Architect/ Designer Prior To Removal Of Any Construction In Question Or Deviating From The Design Intent. Contractor's Noncontact Of Designer Prior To Removal Of Any Work Indicates His Complete Understanding That No Load Bearing Or Structural Work Is Being Altered Under This Design.
4. All Structural Systems Shall Be Maintained And Shall Be Of Sufficient Strength To Support The Design Loads And To Resist The Deformation Caused By Such Loads To Which They Soil Pressure Including Surcharge, Hydrostatic Head And Impact Loads As Applicable, Minimum Design Load Values Shall Be Per Str. Plans.
5. Patch All Finishes To Match Existing, Including But Not Limited To, Gypsum Board, Plaster, Acoustic Systems, Wood Trim, Covers, Base, Panels, Rails And Wainscot. Verify Match Of New Finish Materials To Existing In Color, Texture, Thickness, Cut, Etc, To Satisfaction Of Owner Prior To Installations. Provide Other Materials To Match Existing When Required, To Be Approved By Owner.
6. Patch Existing Walls Gypsum Drywall Or Plaster To Match Existing Of Sufficient Thickness To Maintain Uniform Wall Thickness. All Exposed Portions Of Wall Shall Be Finished With Three (3) Coates Of Speckling, Sanded And Left In A Paint Ready Condition.
7. Where Applicable Level All Existing Floors As Required To Receive New Floor Finishes. Install Required Transition Pieces Between Various Floor Finishes Suitable For Conditions And Acceptable To The Owner. Match Existing Wherever Possible.

1 Demolition Plan
Scale: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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Prints dated
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* All details of drawings to be reviewed/revised

Project Status

Gezewics Remodel
124 Orange St.
Georgetown, SC

Owner Information
Todd & Allie Gezewics
Phone: (843) 340-1444
316 W. Gloria Ave
Dalzdon, NC 27897

Project No:
2509-211
Document Date
2025.10.28
Document Phase
Preliminary Design
Architect of Record
Lina M. Jimenez SC LIC 11921
Design by
Lina M. Jimenez
Drawn by
BA
Review by
LMJ/DL
Revisions

DH has not been hired to perform construction administration services

Demolition Plan

D01

1 First Floor Plan
Scale: 1/4" = 1'-0"

Building Areas	
Description	SF
Sf. Heated Main	152
Sf. Total Heated	152
Sf. Total Unheated	0
Sf. Total Under Roof	152

These areas are in progress, most of them still TBD and must be verified before final submittal to ARB and...

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Project Status

Gezewics Remodel
124 Orange St.
Georgetown SC

Owner Information
Todd & Allie Gezewics
124 Orange St
Georgetown, SC 29597

Project No.
2509-211
Document Date
2025.10.20
Document Phase
Preliminary Design
Architect of Record
Lina M. Jimenez SC LIC 11921
Design by
Lina M. Jimenez
Drawn by
BA
Reviewed by
LM/OL
Revisions
DH has not been hired to perform construction administration services

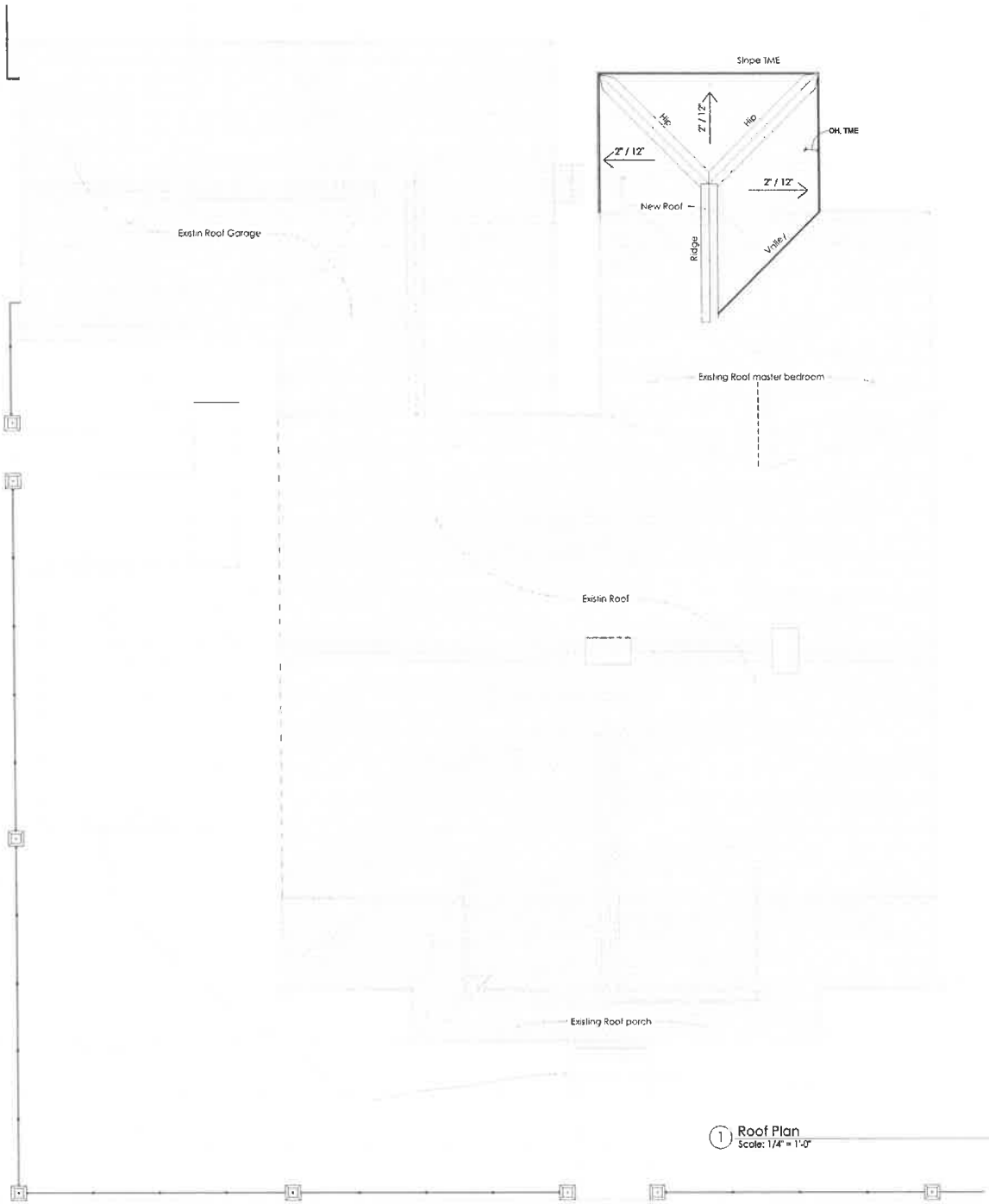
First Floor Plan

A01

SCALE: 1/4" = 1'-0"

Project Status

10/9/2025 3:23:09 PM



1 Roof Plan
Scale: 1/4" = 1'-0"

General roof notes:

1. Complete roof system is to be installed by licensed roofing contractor in compliance with site manufacturer's written instructions and requirements.
2. Provide min. 36" ice & water shield at all eaves, ridges and valleys.
3. All roof flashing, as well as piping and curbs necessary for mechanical penetrations, shall be provided and installed by the roofing contractor.
4. Gutters & downspouts are to be prefinished aluminum, located and sized by gutter contractor. Color to be as selected by owner.
5. All roof leaders are to be tied into a piped subsurface drainage system.
6. Mechanical contractor shall provide a mechanical attic ventilation system in compliance with the current edition of the current residential code.
7. All penetrations to be located at rear or side of the house as unnoticeable as possible.
8. All penetration to be painted to match wall/roof color.
9. All penetrations to be kept at minimum and combined if possible.
10. (2) Layers of underlayment req. When pitch is 3:12.
11. Ridge/soffit vent calculated by others.
12. All roof overhangs are 24" unless otherwise noted.
13. All dormer overhangs are 12" and the side overhangs are 6" UON.

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* All requests of drawings, to be written/approved

Project Status

Gezewics Remodel
124 Orange St.
Georgetown,SC

Owner Information
Todd & Julie Gezewics
214 W. Carolina Ave
Folkston, NC 31537

Project No
2509-211
Document Date
2025.10.20
Document Phase
Preliminary Design
Architect of Record
Lina M. Jimenez SC LIC11921
Designed by
Lina M. Jimenez
Drawn by
RA
Reviewed by
LMJ/DL
Revisions

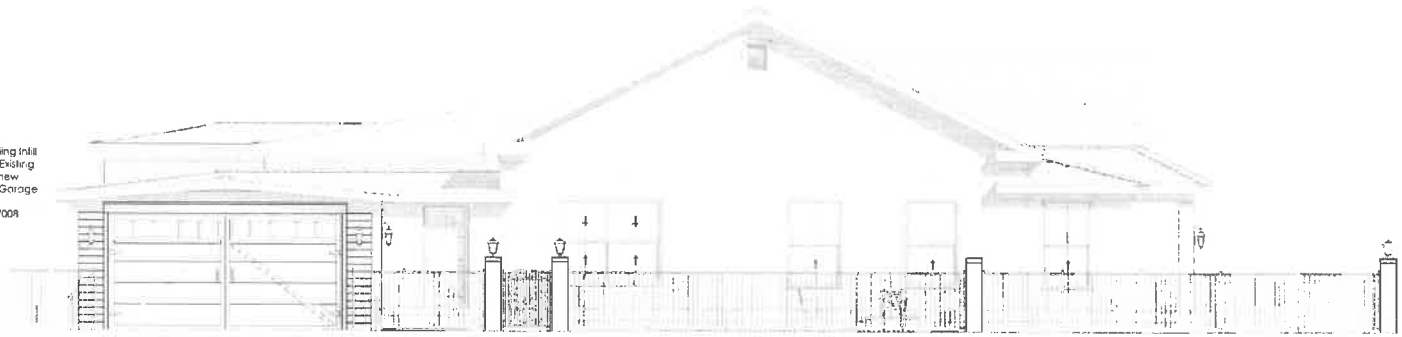
DH has not been hired to perform construction administration services

Roof Plan

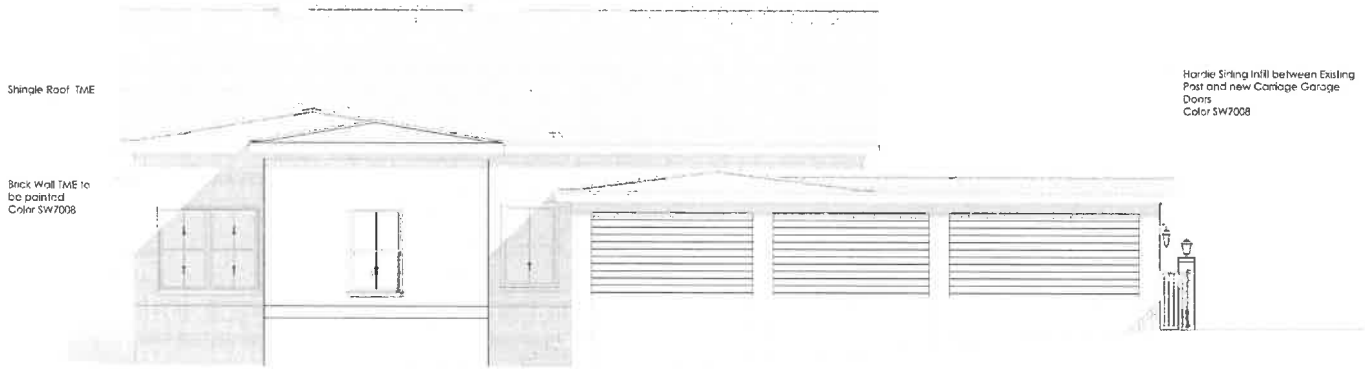
A02

SCALE: 1/4" = 1'-0"

1 Front Elevation
Scale: 1/4" = 1'-0"



2 Left Elevation
Scale: 1/4" = 1'-0"



3 Rear Elevation
Scale: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

Project Status

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In progress.
* As-built do not show
* All dimensions are to be verified in field
* All aspects of drawings to be reviewed/revised

Gezewics Remodel
124 Orange St.
Georgetown SC

Owner Information
Todd & Allie Gezewics
124 Orange St.
Georgetown, SC 29440

Project No.:
2509-211
Document Date
2025.10.20
Document Phase
Preliminary Design
Architect of Record
Lina M. Jimenez SC 19111921
Design by
Lina M. Jimenez
Drawn by
BA
Review by
LM/OL
Revisions

DH has not been hired to perform construction administration services

Project Status

Front & Right
Elevation Plan

A03

Project Status

Design House

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Gezewics Remodel

124 Orange St.
Georgetown SC

Owner Information
Todd & Mia Gezewics
Owner's Agent
216 W. Gamma Ave
Lakeview, WC 27577

Project No.
2507-211
Document Date
2025.10.20
Document Phase
Preliminary Design
Architect of Record
Lina M. Jimenez SC 16011921
Design by
Lina M. Jimenez
Drawn by
RA
Reviewed by
LMJ/DL
Revisions

DH has not been hired to perform construction administration services

Project Status

Rendering

A04

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0025 –Request: Alterations at 619 Prince Street. TMS# 05-0029-022-00-00. Request to close two non-egress windows on the 2nd floor, convert two front doors to a single door, and repair miscellaneous rotten wood on the exterior of the home.

Hi,
I am attaching several pictures including the whole home, a close up of the 2 doors that we would like to remove and replace with one, a close up of the existing siding, and 2 pictures of the 2 windows that we would like to remove on the right side of the home. The windows will be removed and then german lap siding will be installed to match existing. I have also included a quote from Dawson Lumber showing the style door that is being proposed to be used in place of the 2 existing. Please let us know if you need anything further in order to submit this for the Aug meeting.
Thanks!
Stephanie

On Tue, Jun 23, 2026 at 12:42 PM Wyatt Clark wrote:
> Thank you for replying to my email. All of the things included on the application are referencing exterior items. The windows and doors are all exterior. The home was originally a single family home and later converted to a duplex. The current owner is converting it back to a single family home which is causing internal changes resulting in the need to close off the 2 windows and changing back to 1 exterior door. We will get the requested pictures and send that over as soon as possible.
> Thanks!
> Stephanie

PROPERTY INFORMATION:

Address:	619 Prince Street
Applicant/Property Owner:	Thomas Property Management LLC
Zoning District:	High Density Residential (R4) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Historic District Residential (*Reference item 2*)
Flood Zone:	AE10 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (*See attached*)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2010 Standards for Residential Properties - Materials

2010.1 Overview

2010.101 Policy and Justification

Character defining exterior materials should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Materials such as masonry, wood siding, concrete, stucco, stone, and metal all contribute to the historic and architectural character of a building. If historic architectural materials are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2010.102 Standards

(1) If material replacement in-kind is not feasible or practical, the ARB may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.

(2) Replace architectural materials which match the original as closely as possible in form, scale, and design.

(3) Do not remove or alter original architectural materials from the building.

(4) Do not add non-historic materials to a building. Added materials to a property must be accurately based on physical, pictorial, or historical evidence in scale, location, proportions, form, and detailing.

(5) Do not cover or conceal original materials with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) The use of epoxies for wood repair and special masonry repair components may be appropriate.

2010.4 Siding

2010.401 Policy and Justification

Original wood siding materials should be preserved and maintained. Removal and replacement of original wood siding materials will not be approved unless it can be demonstrated that the siding is beyond repair. If replacement is required, it should be with materials to match the original as closely as possible. For contributing buildings, alternative materials may be considered for nonvisible elevations. For non-contributing buildings, alternative materials may be considered for all elevations. The concealment of original wood siding materials with vinyl, aluminum, or other synthetic sidings is not approvable. These materials do not successfully imitate the appearance of historic original wood siding. Synthetic materials also are not “breathable” and may cause condensation and damage to the original siding beneath. Asbestos shingle siding is not hazardous as long as it is kept painted and encapsulated. If an owner is concerned about the potential hazard of the asbestos shingles they may be removed and replaced with appropriate alternative materials which match the original shingles as closely as possible.

2010.402 Standards

(1) Repair historic wood siding and wood elements with in-kind materials.

(2) Replace historic wood siding and wood elements with in-kind materials.

(3) Repair or replace non-historic siding materials with similar or compatible materials.

(4) Wood siding and wood details original to a dwelling should be repaired rather than replaced. Original wood siding should be replaced only if it can be demonstrated that the siding is beyond repair.

(5) Replacement of original wood siding with alternative materials may be considered if consistent with the ARB's overall approach to alternative materials outlined in Section 2009.

(6) Wood shingles should be repaired rather than replaced. If replacement is necessary due to deterioration, the new shingles should be in-kind and should match original in material, appearance, visual texture and profile.

(7) Wood siding, shingles, and other exterior wood materials shall not be concealed beneath artificial or synthetic sidings. The application of materials such as vinyl or aluminum over original wood siding is not approvable.

(8) Wood siding should be maintained through regular painting, but when paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods, never through sandblasting or other abrasive methods. The use of circular grinders or sanders should not be used to remove paint.

(9) Asbestos shingles which are original to a dwelling should be kept stained or painted. If individual shingles are missing or cracked, matching new shingles of cementitious material or fiberglass are appropriate for replacement or repair.

(10) Asbestos shingles which conceal the original wood siding exterior may be removed and the original wood siding restored. Removal will require qualified professionals with disposal meeting hazardous material requirements.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

(1) Repair in-kind architectural features with materials, form, scale, and design which match the original.

(2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.

(3) Do not remove or alter original architectural features or ornamentation from the dwelling.

(4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

(5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.4 Doors and Entrances

2011.401 Policy and Justification

Preserve historic façade entrance elements including original doors, surrounds, sidelights, and transoms whenever possible. If historic doors or entrance components are damaged, replacement should be as limited as possible. Use in-kind materials when replacement is necessary. The addition of wood screen doors is appropriate as long as the framing is minimal

and the historic door can be viewed behind it. Retaining original entrances and their decorative elements is an important part of preserving a dwelling's character. The installation of security doors on primary facades may be appropriate if they have minimal framework, are of full-view design and allow the visibility of the historic door behind it. Security doors which have extensive frame or grill work should only be added to entrances at rear or non-readily visible side elevations. Storm doors are also appropriate for front facades if they are full-view design and allow the visibility of the historic door behind it. Storm doors should be of baked-enamel aluminum or wood and in a color that blends with the door frame and is as unobtrusive as possible.

2011.402 Standards

(1) Repair original doors and entrance elements with materials which match the existing.

(2) Where repair is not possible, replace with a new door or entrance elements in-kind with similar materials, profile, and dimensions.

(3) Do not remove or alter historic entrances, their doors, surrounds, sidelights, transoms, or detailing. Repair and reuse original hardware as long as possible.

(4) Do not replace existing door trim or surrounds with trim that represents a different house style or design.

(5) Where original doors have been removed, replace them with an appropriately styled door for the dwelling. The new door should be based on doors of similar age and architectural style in the district. If the original design is unknown, a secondary entrance may contain an original door that can be moved to the main entrance. Salvage companies may also have historic doors available.

(6) The addition of a new entrance to meet life and safety codes should be sited at rear or side elevations that are not readily visible.

(7) Entrances on primary facades may have added screen doors of appropriate design. Screen doors should be appropriate to the style of the house.

(8) The design of added screen doors should have minimal framing (i.e., full-view or two panel) to allow the viewing of the original door behind it.

(9) Repair security or storm doors with materials that match the existing.

(10) Install a storm door on the primary façade entrance only if full-view design, of baked enamel aluminum or wood, and in a color compatible with the door frame and dwelling.

(11) The use of anodized aluminum for security and storm doors is not appropriate for primary entrances on main façades but may be added at rear or side elevations not readily visible.

(12) Replace or install a security door on a rear entrance or side entrance not readily visible.

OPTIONS:

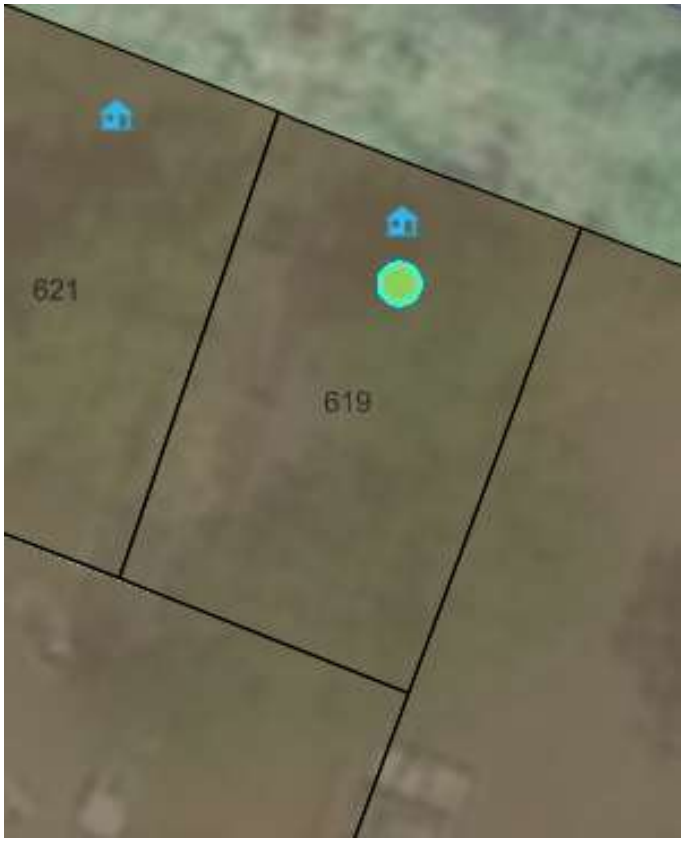
1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Overview Activity Records Files

Flood zone	AE
Coastal A zone	No
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	10.0 ft
Design Flood Elevation	12.0 ft
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0133
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0029-075-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 619 Prince Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: Georgetown Historical Society Site # 113.

Other Designation:

Property Description

Construction Date: c. 1894

Commercial Form:

Stories: 2 stories

Alteration Date: c. 1970

Historic Core Shape: rectangular

Roof Features

Shape: gable, end to front

Materials: composition shingle

Porch Features

Porch Width: full facade

Shape: hip

Construction Method: frame

Exterior Walls: weatherboard

Foundation: brick pier with fill

Significant Architectural Features: Queen Anne: 2/2 double-hung wood windows; turned post porch pilasters and square supports; pedimented front gable projection bay clad with wood shingles and sawn bargeboard. Appearing as a 1-story apartment on the 1924 Sanborn Map, the rear ell is currently 2-stories and features German siding and 2/2 windows. It is connected to main block with hyphen.

Alterations: Ca. 1970: main block of dwelling converted to multiple dwelling.

Architect(s)/Builder(s):

Historical Information

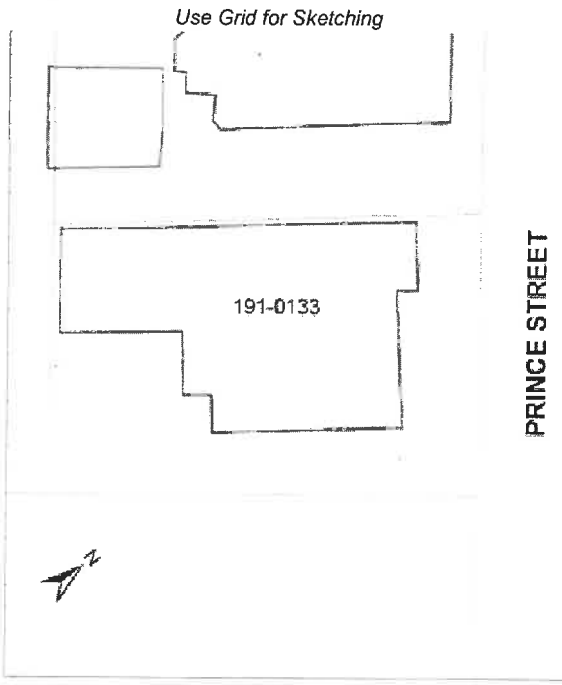
Historical Information: One of four houses (three remain) which were built as investment property and used to provide additional guest rooms for the Winyah Inn (Site No. 191-0197).

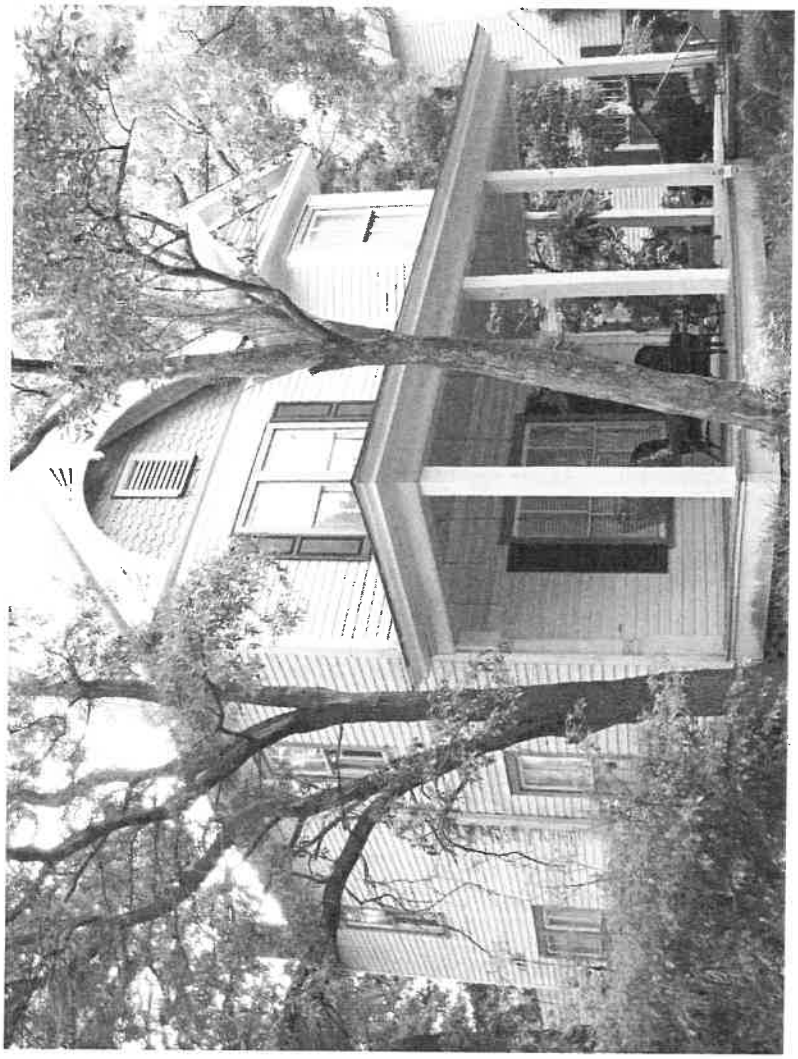
Source of Information: Georgetown County Library, A view of Our Past (1993), pp. 66-67, 123-124. 1890 and 1924 Sanborn Maps.

Photographs

Roll No. Neg. No. View of

Rear and Side Elevations, Looking E
Side Elevation, Looking N
Façade and Side Elevations, Looking S
Façade and Side Elevations, Looking W





Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/22/2010

191-0133: 619 Prince Street

Date Filed: _____ **ARB Request Form** Appeal #: _____

Description of Request:
1) Closing off 2 windows (non-egress) on the 2nd floor right side of the home 2) Converting 2 front doors to one single door 3) Misc. rotten wood repaired on exterior of home
List of materials to be used:
1) Siding used will be an exact Match of existing species (lap pine) 2) Door will be a wooden door that will Match the historical look/feel of the home
In addition to this application, the following supporting materials have been submitted.
Architectural Drawings

I certify that all the information included within this application is accurate and true:	
Signature:	Date:
Parker Ikard	6/22/2026

FOR OFFICE USE ONLY	
Appeal Number:	Applicable fee:
Date Received:	Meeting Date:

Code Compliance	
Building Code:	
Flood Code:	
Zoning Code:	
Notes:	

c. 1894
113

617
619

STATE LINE
SC
stomhomes.com
36-0501
UPPLIED BY
LUMBER

THOMAS RESIDENCE
INTERIOR RENOVATION

617-619 PRINCE STREET
GEORGETOWN, SC 29440

PROJECT: INTERIOR RENOVATION — GEORGETOWN, SC

PROJECT ADDRESS: 617-619 PRINCE STREET, GEORGETOWN, SC 29440

DRAWING INDEX

C0.01	COVER SHEET / GENERAL NOTES
A0.01	EXISTING FLOOR PLANS
A0.02	DEMOLITION PLANS
A0.03	NEW FLOOR PLANS
A0.04	ELECTRICAL PLANS

GENERAL NOTES

1. CONTRACTOR TO COMPLY WITH **2021 INTERNATIONAL RESIDENTIAL CODE 2021 (WITH SOUTH CAROLINA MODIFICATIONS)** ALING WITH ALL LOCAL CODES.
2. CONTRACTOR TO INCLUDE ALL BUSINESS LICENSES AND PERMITTING FEES.
3. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS UNLESS OTHERWISE STATED.
4. THE JOB SITE INTERIOR AND EXTERIOR ARE TO BE KEPT CLEAN AND FREE OF DEBRIS AT ALL TIMES.
5. GENERAL CONTRACTOR IS TO PROTECT ALL EXISTING ITEMS AND NEW WORK FROM DAMAGE.
6. ANY DAMAGED PROPERTY WITHIN THE CONSTRUCTION LIMITS, OR OUTSIDE THE LIMITS, IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
7. ANY GYPSUM BOARD THAT BECOMES WET DURING CONSTRUCTION MUST BE REPLACED. THE ENTIRE AREAS FROM FLOOR TO CEILING MUST BE REPLACED AND THE INSULATION BEHIND IT MUST BE REPLACED AS WELL. NO EXCEPTIONS.
8. GENERAL CONTRACTOR TO VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE CONDITIONS AND SCOPE OF WORK.
9. PLANS, ELEVATIONS, DETAILS, ETC. OF EXISTING CONSTRUCTION ARE SHOWN FOR INFORMATION ONLY. GENERAL CONTRACTOR SHALL VISIT SITE TO REVIEW AND VERIFY ACTUAL EXISTING CONDITIONS, SIZES, QUANTITIES, AND LOCATIONS.
10. NOTIFY DESIGNER OF ANY CONFLICTS PRIOR TO INSTALLATION
11. SCOPE OF WORK IS DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ITS ENTIRETY. CONSTRUCTION DOCUMENTS INCLUDE ALL DRAWINGS LISTED IN INDEX. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE SCOPE OF WORK FOR THE CONSTRUCTION DOCUMENTS IN ITS ENTIRETY,
12. STANDARD EXTERIOR WALLS TO BE 5.5" WOOD STUDS AT 16' O.C. STANDARD INTERIOR WALLS TO BE 3.5" WOOD STUDS AT 16" O.C. WITH GYP. PLUMBING WALLS TO BE 5.5" WOOD STUDS AT 16" O.C. WITH GYP. **THE FOLLOWING WALLS/AREAS ARE TO BE PROPERLY BLOCKED. THIS INCLUDES AREAS WITH UPPER AND LOWER CABINETS, TV MOUNTS, CURTAIN RODS, WALL SCONCES, AND BATH HARDWARE. FRONT AND BACK PORCHES TO BE PROPERLY BRACED FOR POTENTIAL FUTURE DAY BED/PORCH SWING.**
13. **DUE TO THE ABSENCE OF ORIGINAL ARCHITECTURAL DOCUMENTATION, ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND ASSUMES RESPONSIBILITY FOR CONFIRMING ACCURACY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED BEFORE WORK BEGINS.**

SQUARE FOOTAGE

LEVEL 1 HEATED SF	1,354 SF
LEVEL 2 HEATED SF	1,324 SF
TOTAL HEATED SF	2,678 SF

DESIGNER
WEBSITE: WWW.SKYLINESTUDIO.BIZ
PHONE: (240) 393-1427
EMAIL: CASEY.SKYLINESTUDIO@GMAIL.COM

Skyline Studio DRAFTING + DESIGN

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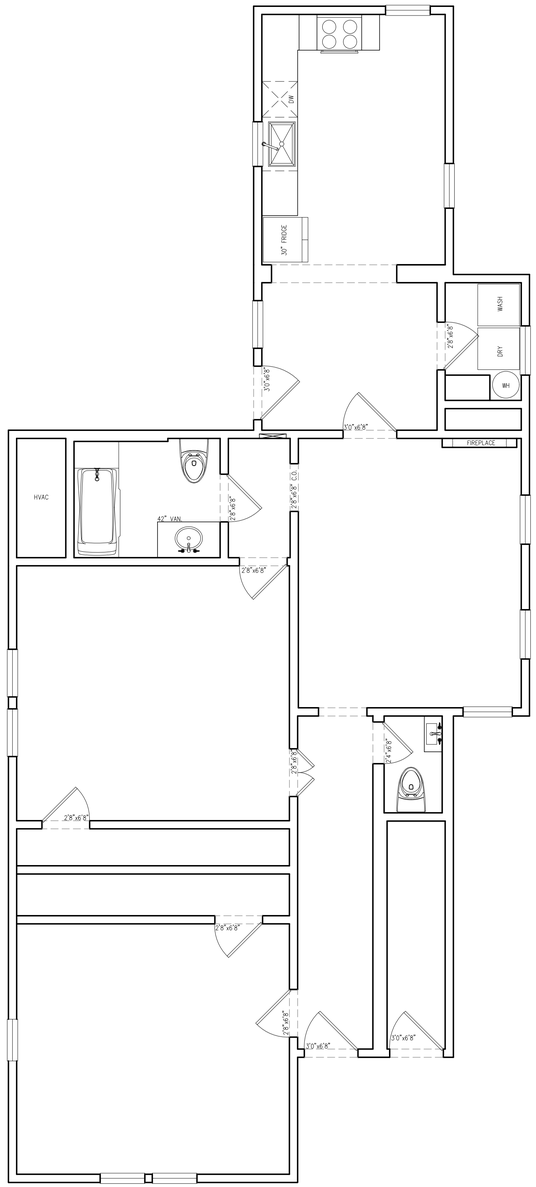
SHEET TITLE: COVER SHEET

DATE: 05.25.2026

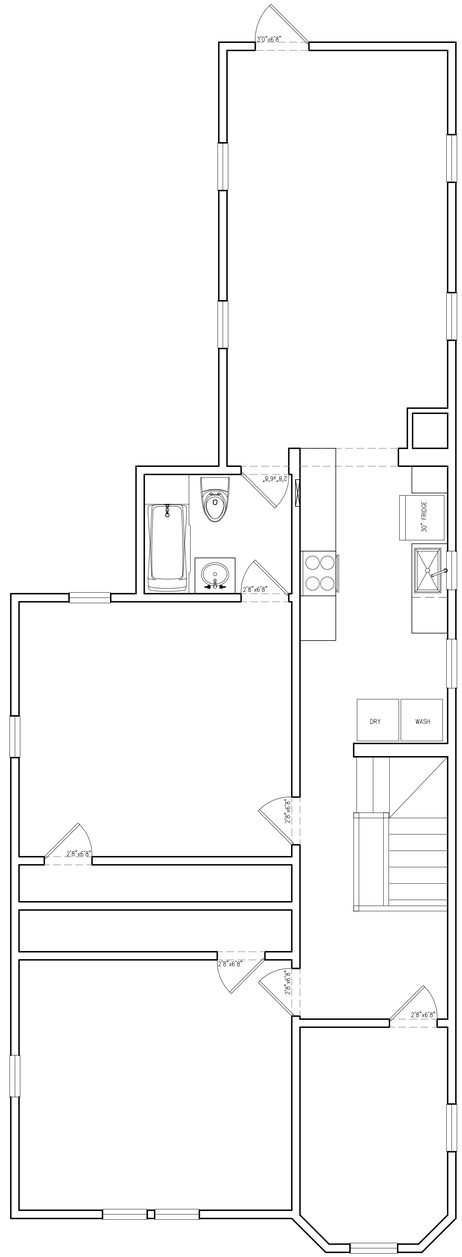
REVISIONS: NUMBER | DESCRIPTION | DATE:

SHEET: C0.01



EXISTING LEVEL 1 FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"



EXISTING LEVEL 2 FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"

PROJECT:

INTERIOR RENOVATION

GEORGETOWN, SC

PROJECT ADDRESS:

617-619 PRINCE STREET
GEORGETOWN, SC 29440

DESIGNER:
WEBSITE: WWW.SKYLINESTUDIO.BIZ
PHONE: (240) 393-1427
EMAIL: CASEY.SKYLINESTUDIO@GMAIL.COM

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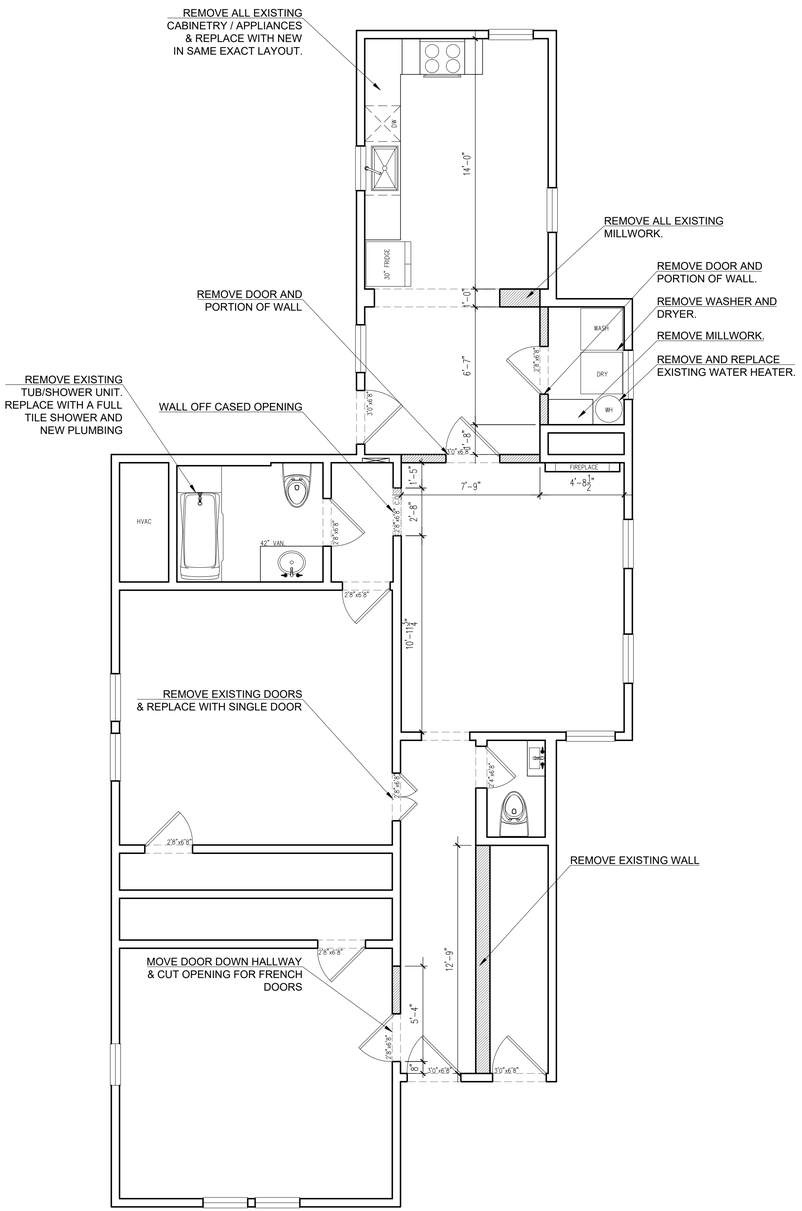
SHEET TITLE: EXISTING CONDITIONS

DATE: 05.25.2026

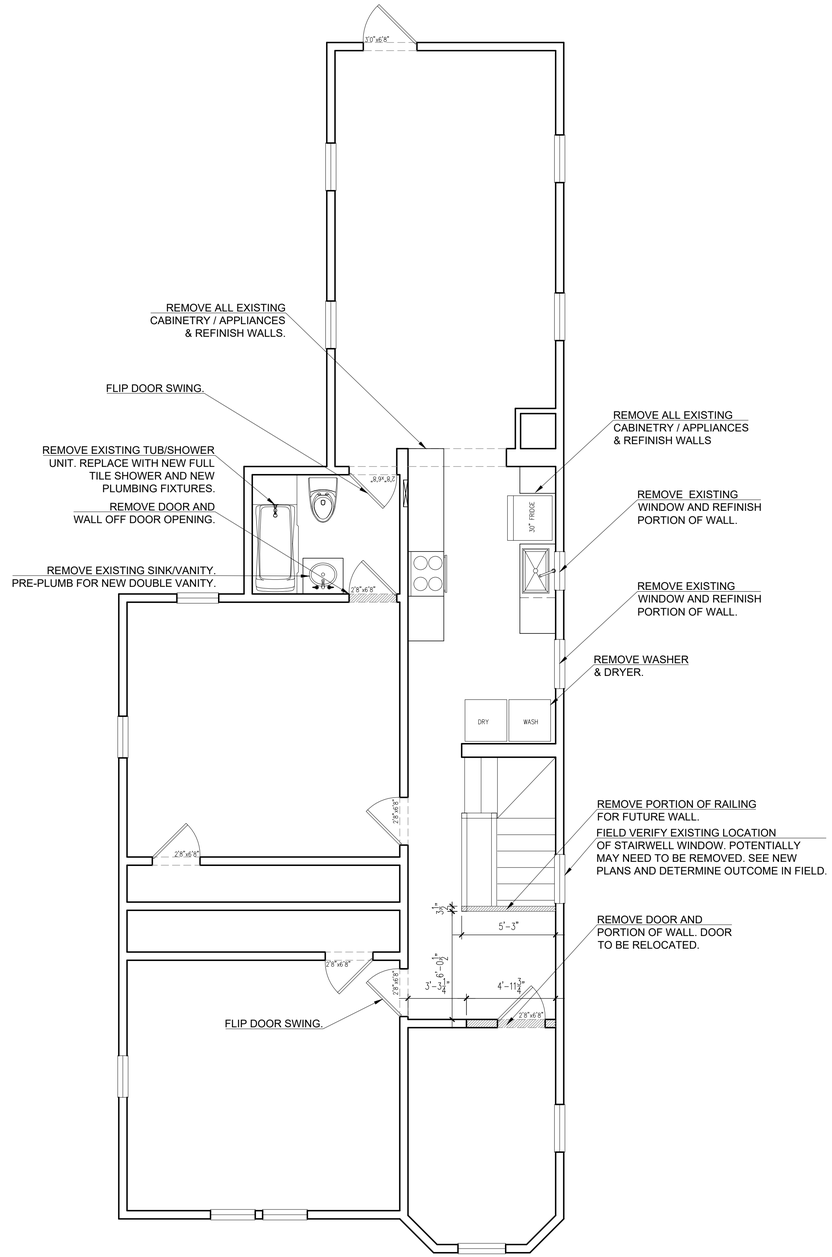
REVISIONS:
NUMBER: | DATE: | DESCRIPTION:

SHEET: A0.01



LEVEL 1 DEMO PLAN

SCALE: $\frac{1}{4}$"=1'-0"



LEVEL 2 DEMO PLAN

SCALE: $\frac{1}{4}$"=1'-0"

PROJECT: INTERIOR RENOVATION
GEORGETOWN, SC

PROJECT ADDRESS:
617-619 PRINCE STREET
GEORGETOWN, SC 29440

DESIGNER:
WEBSITE: WWW.SKYLINESTUDIO.BIZ
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SHEET TITLE: DEMOLITION PLANS

DESCRIPTION:

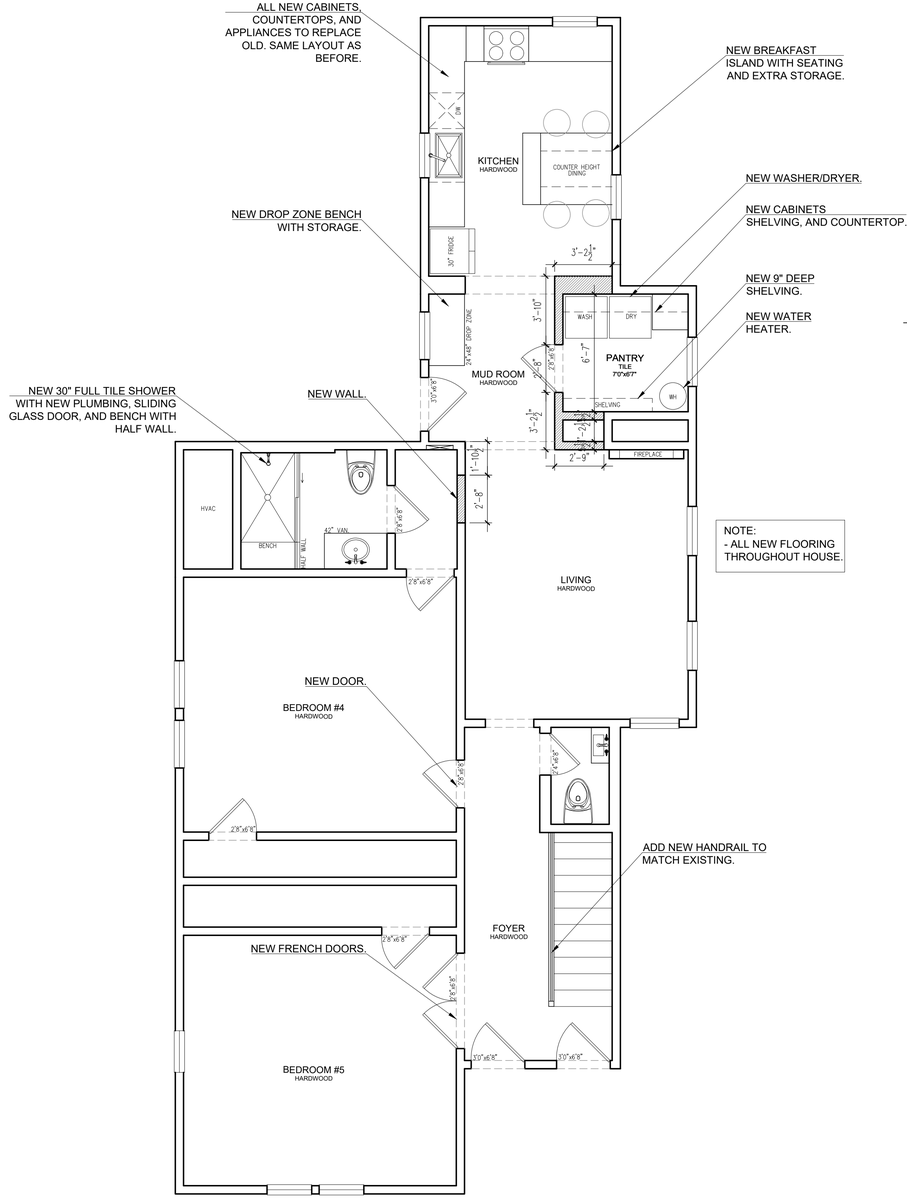
DATE: 05.25.2026

REVISIONS: NUMBER: DATE:

SHEET: A0.02

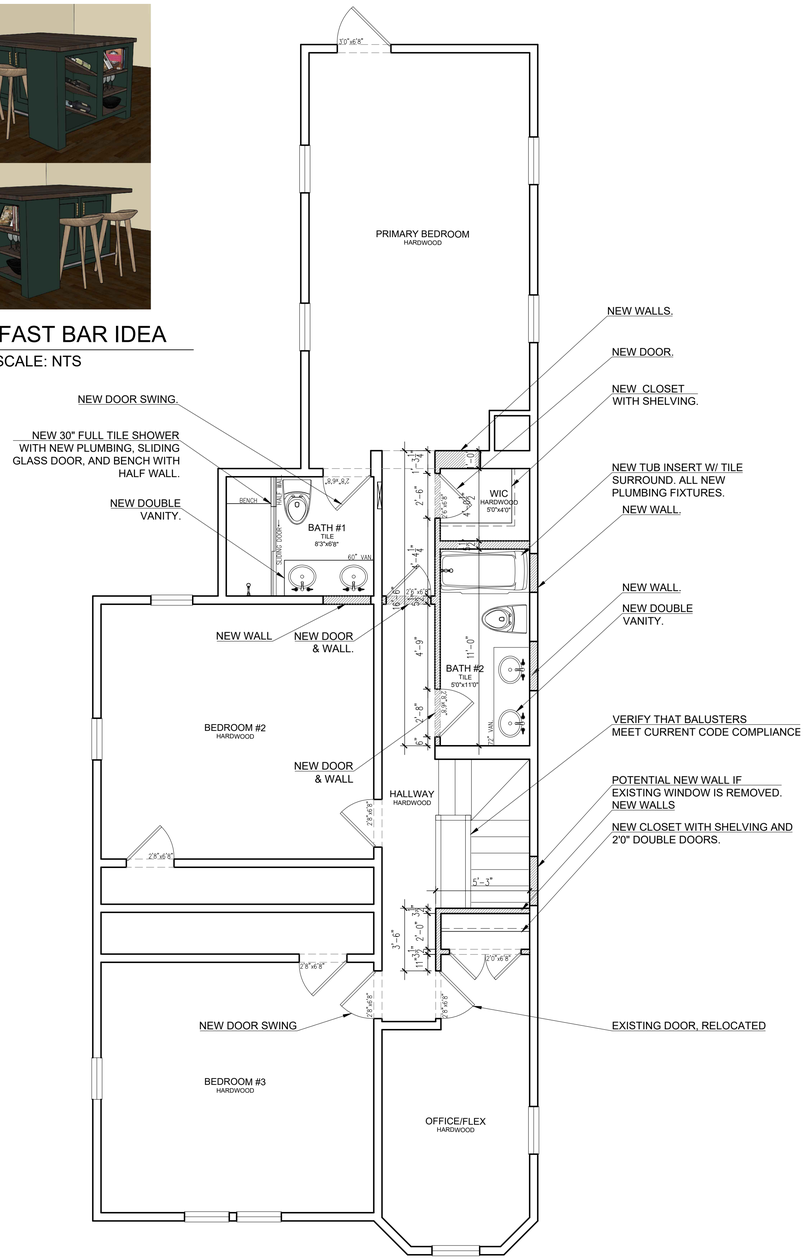
BREAKFAST BAR IDEA

SCALE: NTS



NEW LEVEL 1 FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"



NEW LEVEL 2 FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"

PROJECT:

INTERIOR RENOVATION

GEORGETOWN, SC

PROJECT ADDRESS:

617-619 PRINCE STREET
GEORGETOWN, SC 29440

DESIGNER:
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SHEET TITLE:

NEW FLOOR PLANS

DESCRIPTION:

DATE:

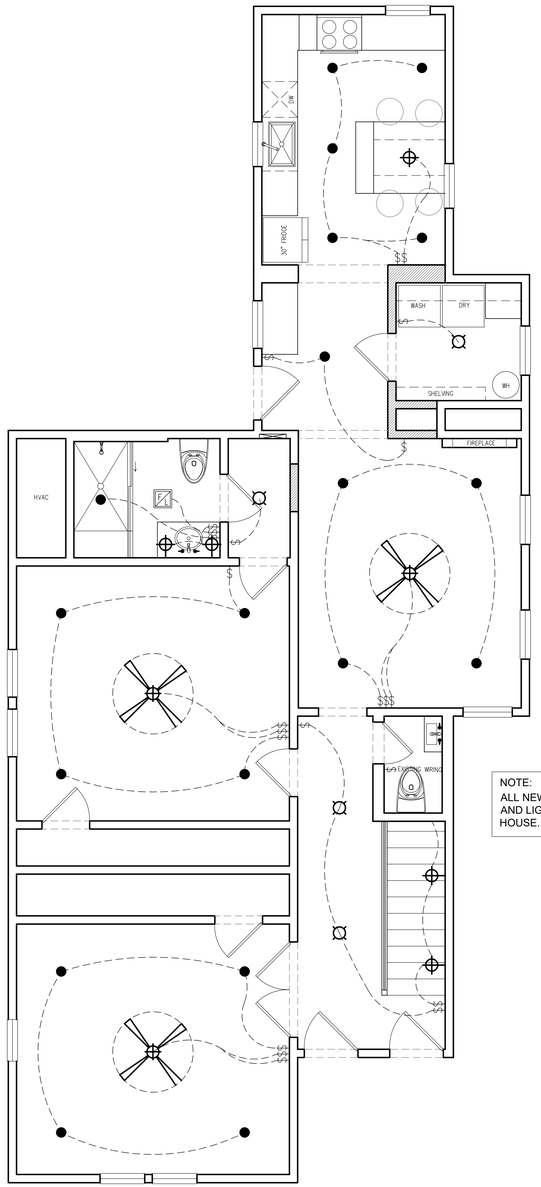
REVISIONS:
NUMBER:

DATE:
05.25.2026

SHEET:
A0.03

ELECTRICAL NOTES:

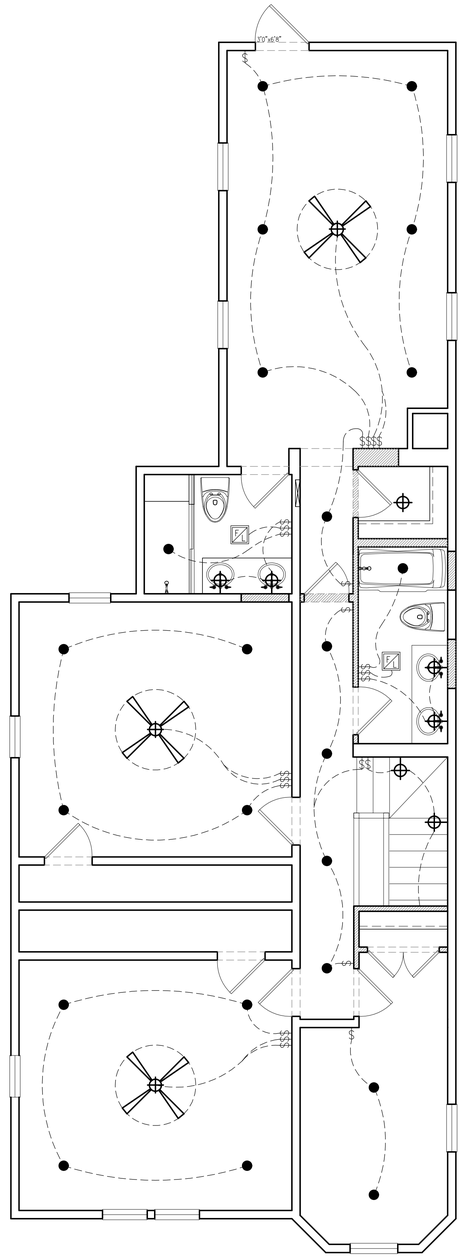
- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE **NATIONAL ELECTRICAL CODE 2020** VERSION, ALL SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS AND FIRE INSURANCE CARRIER'S REQUIREMENTS.
- MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.
- OUTLET AND SWITCH BOXES: PROVIDE AND INSTALL OUTLET BOXES OF PROPER TYPE AND SIZE AS REQUIRED AT ALL OUTLETS. ALL OUTLETS TO BE SECURED FIRMLY IN PLACE AND SET TRUE AND SQUARE AND FLUSH WITH THE FINISHED SURFACE. INSTALL ANY ADDITIONAL OUTLETS NECESSARY BEYOND OUTLETS SHOWN ON OUTLET PLAN TO MEET CODE REQUIREMENTS.
- WIRING: WIRES SHALL BE COPPER AND RATED FOR THE LOCATIONS IN WHICH THEY ARE INSTALLED.
- A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.
- GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.
- DEMONSTRATION OF COMPLETE ELECTRICAL SYSTEMS: UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF APPROVAL FROM THE RESPECTIVE INSPECTION AGENCIES. CONTRACTOR SHALL NOTIFY AND MAKE ALL THE NECESSARY ARRANGEMENTS WITH THE INSPECTING AGENCY AND LOCAL AUTHORITIES SO THAT INSPECTION MAY BE CARRIED OUT AT THE PROPER TIME.



NOTE:
ALL NEW FANS, SWITCHES, AND LIGHTING THROUGHOUT HOUSE.

NEW LEVEL 1 FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"



NEW LEVEL 2 FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"

SYMBOLS	MEANING
	2 RECEPTACLE OUTLET
	4 RECEPTACLE OUTLET
	GFI OUTLET
240V	240 VOLT ELEC. CAR OUTLET
	FLOOR OUTLET
	SECURITY CAMERA HOOKUP
	TV CABLE OUTLET
	LED DISC LIGHT
	WALL MOUNT FIXTURE
	PENDANT FIXTURE
	CEILING MOUNT FIXTURE
	UNDER CAB. LIGHT
	FLOOD LIGHTS
	TOE KICK LIGHTING
$	SWITCH
	SURROUND SOUND SPEAKER
	FAN / LIGHT
	ELECTRICAL PANEL
	OUTDOOR HEATER
	CEILING FAN WITH LIGHT

PROJECT:
INTERIOR RENOVATION
GEORGETOWN, SC

PROJECT ADDRESS:
617-619 PRINCE STREET
GEORGETOWN, SC 29440

DESIGNER:
WEBSITE: WWW.SKYLINESTUDIO.BIZ
PHONE: (240) 393-1427
EMAIL: CASEY.SKYLINESTUDIO@GMAIL.COM

Skyline Studio
DRAFTING + DESIGN

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SHEET TITLE:
NEW ELECTRICAL PLAN

DESCRIPTION:

DATE:

DATE:
05.25.2026

REVISIONS:
NUMBER:

SHEET:
A0.04

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0026 –Request: Alterations at 416 Screven Street. TMS# 05-0027-137-00-00. Request to demolish the existing concrete driveway and replace it with new concrete or small-shell tabby materials, with inlaid brick details.

PROPERTY INFORMATION:

Address:	416 Screven Street
Applicant/Property Owner:	John Marshall Williams
Zoning District:	High Density Residential (R4) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Historic District Residential (*Reference item 2*)
Flood Zone:	X500 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	No (*See attached*)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2012 Standards for Residential Properties – Setting

2012.1 Driveways and Parking Areas

2012.101 Policy and Justification

The consistency and repetition of driveway spacing, placement, dimensions, and materials are an important part of the residential area's streetscapes. Parking areas should only be on side and rear elevations of a dwelling and not in front yards. Traditional paving materials such as sand, brick, and concrete are encouraged over black asphalt and similar modern materials. The use of permeable paving materials for driveways and parking areas is encouraged to allow water absorption into the ground and reduce flooding.

2012.102 Standards

(1) Preserve original driveway materials such as sand, tabby concrete, crushed gravel, or concrete. Original designs such as concrete "ribbon" driveways contribute to the character of a dwelling and should be preserved.

(2) Driveway widths should be limited to a width of one car.

(3) Driveways and parking areas in side and rear yards should be of gravel (white or pea gravel), brick, sand, tabby, grass, concrete, textured concrete, or concrete ribbons (narrow strips).
(4) Screen and minimize the visual impact of parking areas in rear or side yards with hedges, shrubs, or fences.
(5) New curb cuts to driveways and parking lots should be kept to a minimum, as they usually result in the removal of historic sidewalk materials, curbs, and retaining walls. Curb cuts require SCDOT or City of Georgetown approval, depending on right-of-way ownership.
(6) Commercially used houses, churches, apartment buildings, or schools, driveways and parking areas should be located in rear yards, if possible, but, when necessary, in a side yard. Parking areas should be located no closer than the front wall of the building.
(7) Screening of parking areas on vacant lots between buildings must align with front facades of adjacent buildings.
(8) Sidewalks and driveways must be oriented perpendicular to the street. If historical documentation provides evidence of curvilinear designs or other shapes and designs on that site or other similar house styles, such shapes may be considered.
(9) Maintain the continuity of existing driveways and the curb cut radius or curved approach in the districts when introducing new driveways.
(10) Locate new driveways and sidewalks so that the topography of the dwelling site and significant landscape features, such as mature trees, are retained. Protect mature trees and other significant landscape features from direct construction damage or from delayed damage such as destruction of root area or soil compaction by construction equipment.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

1814 Driveways and Curb Cuts

1814.1 A maximum of two (2) driveways per lot shall be permitted plus one (1) additional driveway for each 150 feet of roadway frontage in excess of 200 feet. Curb cuts shall be a minimum of twenty (20') wide and not exceed thirty-six (36) feet in width.
1814.2 Curb cuts shall not intersect a site triangle and shall not be located within twenty-five (25) feet of another curb cut.

OPTIONS:

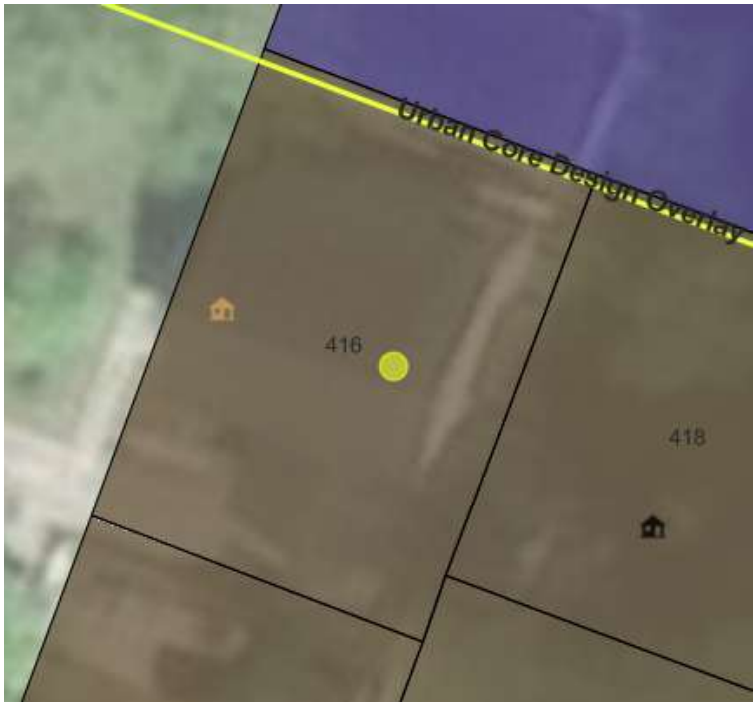
1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Flood zone	X500
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0911
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0027-137-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 416 Screven Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Not Eligible

Notes on National Register Status: This resource lacks integrity of design, material, and workmanship and does not contribute to the Georgetown National Register Historic District.

Other Designation:

Property Description

Construction Date: c. 1930

Commercial Form:

Stories: 2 stories

Alteration Date: c. 1990

Historic Core Shape: rectangular

Roof Features

Porch Features

Shape: gable, end to front

Porch Width: entrance bay only

Materials: composition shingle

Shape: flat

Construction Method: frame

Exterior Walls: synthetic siding

Foundation: brick

Significant Architectural Features: Frame Vernacular: 2/2 sash.

Alterations: c. 1990: roof with cornice returns, full-width porch replaced by portico with Chippendale balustrade, side addition on right elevation, blind arcaded brick foundation.

Architect(s)/Builder(s):

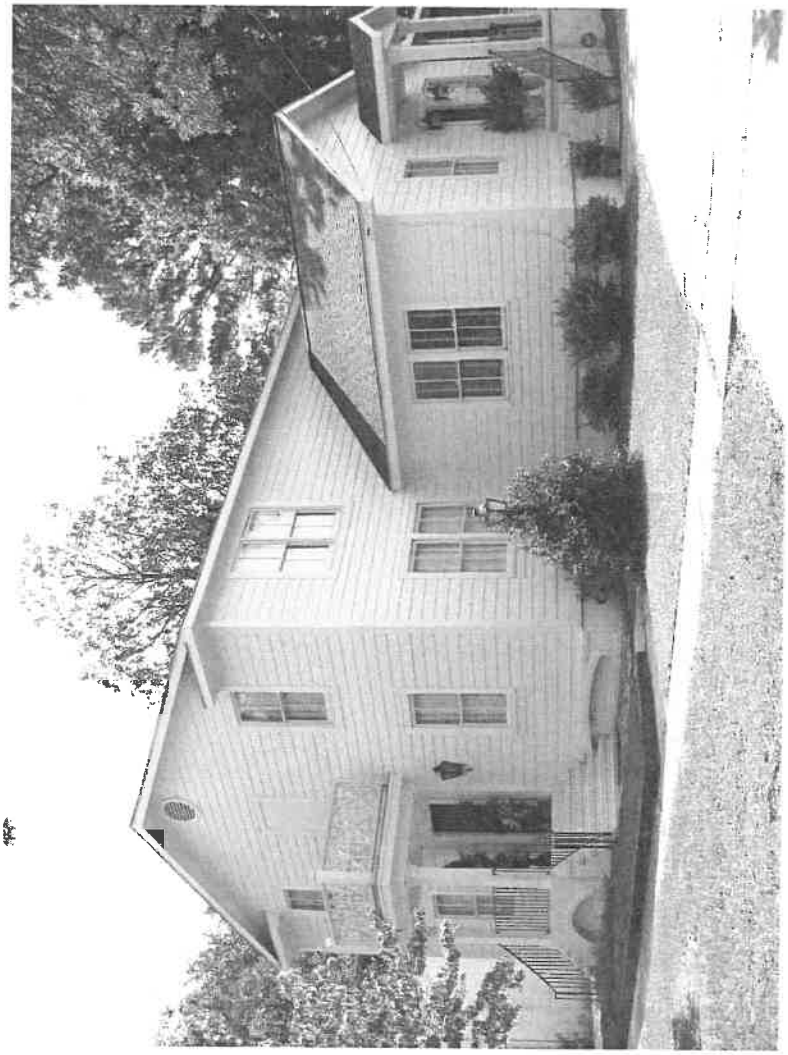
Historical Information

Historical Information:

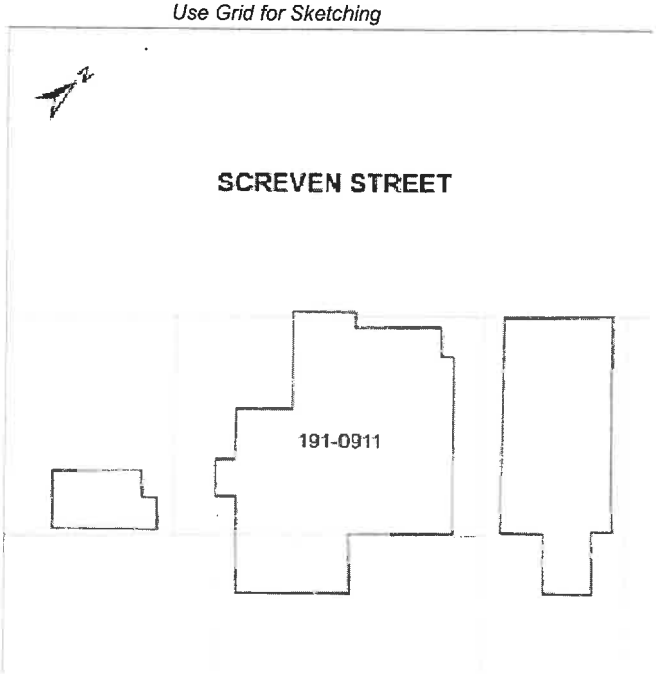
Source of Information: Sanborn Map: 1924-1942.

Photographs

Roll No.	Neg. No.	View of
		Façade and Side Elevations, Looking E
		Façade and Side Elevations, Looking S



Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/27/2010

191-0911: 416 Screven Street

Date Filed: _____ **ARB Request Form** Appeal #: _____

Description of Request:
REPLACEMENT OF EXISTING DRIVEWAY.
List of materials to be used:
PLEASE SEE ADDENDUM.
In addition to this application, the following supporting materials have been submitted.

I certify that all the information included within this application is accurate and true:	
Signature:	Date:
[signature]	6/29/26

FOR OFFICE USE ONLY	
Appeal Number:	Applicable fee:
Date Received:	Meeting Date:
Code Compliance	
Building Code:	
Flood Code:	
Zoning Code:	
Notes:	

John Marshall Interior Design
416 Screven Street Georgetown, South Carolina 29440

June 30, 2026

John Marshall Williams
416 Screen Street
Georgetown, SC 29440

City of Georgetown Architectural Review Board Proposal Addendum

Description: This proposal includes demolition of existing and replacement of driveway.

Driveway

- Demolition of existing concrete driveway and replacement with new. See Driveway drawing attached.
- Details- The new driveway will be custom-colored, salted concrete OR small-shell tabby. There will be inlaid, brick details as indicated on drawing. Dimensions are shown on the driveway drawing.
- Photos of existing driveway are below.

Please let me know if there are any questions regarding these specifications. Thank you for your consideration.

Sincerely,

John Marshall Williams II
John Marshall Interior Design LLC

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CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

- Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board.
- Detailed drawings must be submitted with your completed application form and a $200 application fee ($100 for review of required revisions). Late or incomplete submissions will not be considered for that month's meeting agenda. **Please note that all projects will be reviewed by the Building & Planning Department for zoning compliance before being presented to the Architectural Review Board.
- Required materials/samples are listed below and include but not limited to:
    - New Construction/Additions/Renovations/Alterations: Scaled drawings of the front, sides, and rear elevations of all proposed new structures and/or façades to be renovated. A site plan showing the location of existing structures as well as proposed new buildings and/or additions. A landscape plan detailing the location of existing and proposed landscaping. Color samples for brick, shingles, siding, windows, and other materials.
    - Fences/ Walls: A site plan showing the location of fences, walls, and lot lines, along with material samples and design drawings.
- If the Architectural Review Board is not satisfied with your design or requires additional information to make a decision, they will typically allow the applicant to withdraw or defer the application. This does not prevent you from reapplying or submitting additional information at the next meeting.
- If your application is deferred or withdrawn and you wish to present an alternative proposal at the next meeting, you must notify the Building and Planning Department before the deadline. A new application must be submitted, and your item will be listed as "Old Business." New drawings and/or samples must be provided at least one week prior to the meeting.

PLEASE BE AWARE THAT STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
CHECKLIST FOR REQUIRED MATERIALS:

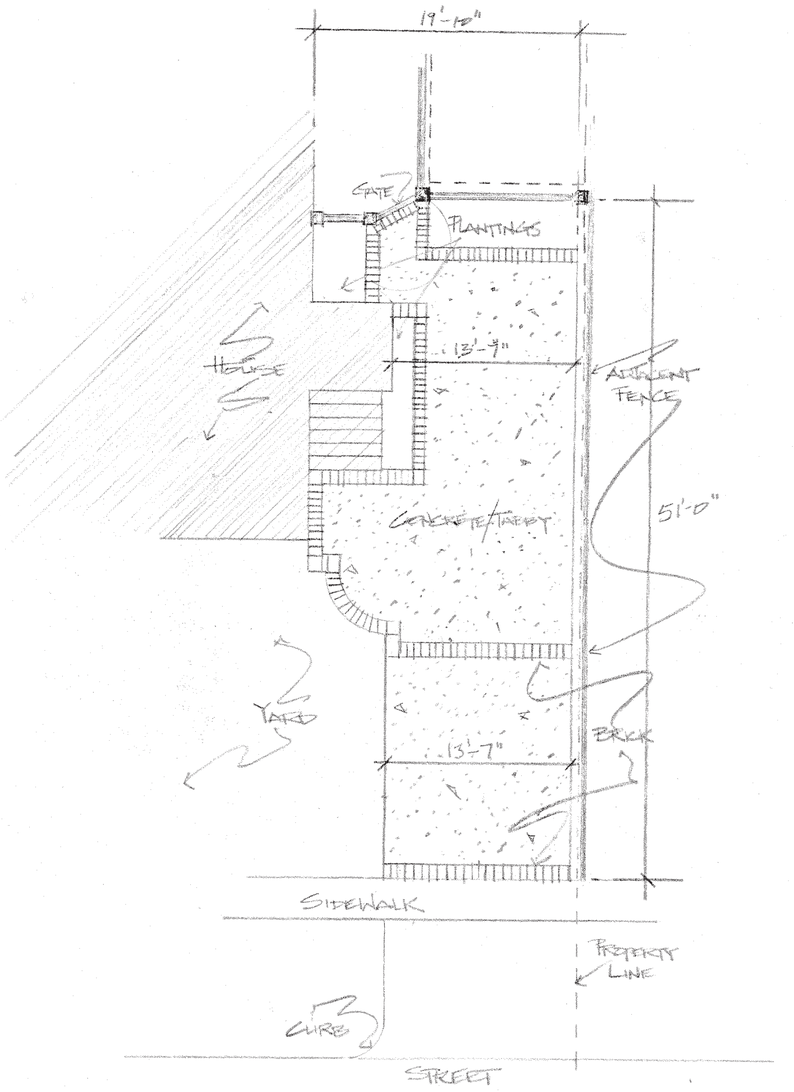
NEW CONSTRUCTION/ADDITIONS/RENOVATIONS/ALTERATIONS:

- ☐ Elevation and design drawings to scale showing front, sides and rear of all proposed new structures and/or facades proposed to be renovated.
- ☐ Site plan illustrating the location of existing structures and proposed new structure and/or additions
- ☐ Landscape plan
- ☐ Color samples of paint, building materials including windows, Shingles, lighting plan, etc.

FENCES/ WALLS:

- ☐ Site Plan showing location of fence/ wall
- ☐ And lot lines
- ☐ Material Samples
- ☐ Design drawings

Please email this application to planning@georgetownsc.gov or submit in person to the Planning Department within City Hall, located at 1134 N Fraser St Georgetown SC.



416 Sherwood Riveway

1/8" = 1'-0"

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CITY ADMINISTRATOR
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Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

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CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0027 – Request: Alterations at 916 Duke Street. TMS# 05-0027-093-00-00
Request to restore the front of the existing structure, expand the existing screened area to the existing front porch, remove part of the left side knee wall, remove some existing windows, remove the cinder block wall at the rear half of the house, and replace with wood construction. A side door and a rear porch will be added.

PROPERTY INFORMATION:

Address:	916 Duke Street
Applicant:	Lina Jimenez, Design House Planning
Property Owner:	Melissa & Wade Griese
Zoning District:	High Density Residential (R4) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Historic District Residential (*Reference item 2*)
Flood Zone:	X (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	No (*See attached*)

APPLICABLE GUIDELINES:
All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2010 Standards for Residential Properties - Materials

2010.1 Overview

2010.101 Policy and Justification

Character defining exterior materials should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Materials such as masonry, wood siding, concrete, stucco, stone, and metal all contribute to the historic and architectural character of a building. If historic architectural materials are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2010.102 Standards

(1) If material replacement in-kind is not feasible or practical, the ARB may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.

(2) Replace architectural materials which match the original as closely as possible in form, scale, and design.

(3) Do not remove or alter original architectural materials from the building.

(4) Do not add non-historic materials to a building. Added materials to a property must be accurately based on physical, pictorial, or historical evidence in scale, location, proportions, form, and detailing.

(5) Do not cover or conceal original materials with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) The use of epoxies for wood repair and special masonry repair components may be appropriate.

2010.2 Brickwork and Masonry

2010.201 Policy and Justification

The key to historic brick preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and will not be approved. The use of hard mortars like Portland cement can cause the brick to crack and break when it can't expand and contract with the hot and cold weather. Low pressure water cleaning and the use of soft mortar mixes are best for Georgetown's brick buildings. Do not paint masonry which was previously unpainted.

2010.202 Standards

(1) Repair and repoint masonry walls and features using the historic brick and an appropriate mortar mix. If the original composition can't be determined, use an approvable historic compound such as one part lime and two parts sand.

(2) Clean masonry walls or features with detergent cleaners and using water pressure not exceeding 600 pounds per square inch.

(3) Remove paint from masonry walls and features with appropriate chemical agents and professional contractors. A test patch should be conducted first to ensure that no etching or staining of the brick will occur.

(4) No abrasive cleaning such as sandblasting will be permitted in the historic district.

(5) Do not cover masonry with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and not allow the brick to expand and contract properly.

(6) Masonry that has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Painting previously sandblasted brick or brick in poor condition to provide a sealing coat may be considered.

(7) Do not apply stucco to brickwork unless stucco was a historic application that has become deteriorated.

(8) For masonry needing repair, hand tools are recommended over electric power saws.

(9) Missing bricks should be replaced with bricks to match as closely as possible. Salvage companies may have molded or decorative bricks to match those missing on a dwelling.

2010.4 Siding

2010.401 Policy and Justification

Original wood siding materials should be preserved and maintained. Removal and replacement of original wood siding materials will not be approved unless it can be demonstrated that the siding is beyond repair. If replacement is required, it should be with materials to match the original as closely as possible. For contributing buildings, alternative

materials may be considered for nonvisible elevations. For non-contributing buildings, alternative materials may be considered for all elevations. The concealment of original wood siding materials with vinyl, aluminum, or other synthetic sidings is not approvable. These materials do not successfully imitate the appearance of historic original wood siding. Synthetic materials also are not "breathable" and may cause condensation and damage to the original siding beneath. Asbestos shingle siding is not hazardous as long as it is kept painted and encapsulated. If an owner is concerned about the potential hazard of the asbestos shingles they may be removed and replaced with appropriate alternative materials which match the original shingles as closely as possible.

2010.402 Standards

(1) Repair historic wood siding and wood elements with in-kind materials.

(2) Replace historic wood siding and wood elements with in-kind materials.

(3) Repair or replace non-historic siding materials with similar or compatible materials.

(4) Wood siding and wood details original to a dwelling should be repaired rather than replaced. Original wood siding should be replaced only if it can be demonstrated that the siding is beyond repair.

(5) Replacement of original wood siding with alternative materials may be considered if consistent with the ARB's overall approach to alternative materials outlined in Section 2009.

(6) Wood shingles should be repaired rather than replaced. If replacement is necessary due to deterioration, the new shingles should be in-kind and should match original in material, appearance, visual texture and profile.

(7) Wood siding, shingles, and other exterior wood materials shall not be concealed beneath artificial or synthetic sidings. The application of materials such as vinyl or aluminum over original wood siding is not approvable.

(8) Wood siding should be maintained through regular painting, but when paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods, never through sandblasting or other abrasive methods. The use of circular grinders or sanders should not be used to remove paint.

(9) Asbestos shingles which are original to a dwelling should be kept stained or painted. If individual shingles are missing or cracked, matching new shingles of cementitious material or fiberglass are appropriate for replacement or repair.

(10) Asbestos shingles which conceal the original wood siding exterior may be removed and the original wood siding restored. Removal will require qualified professionals with disposal meeting hazardous material requirements.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

(1) Repair in-kind architectural features with materials, form, scale, and design which match the original.

(2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.

(3) Do not remove or alter original architectural features or ornamentation from the dwelling.

(4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

(5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.4 Doors and Entrances

2011.401 Policy and Justification

Preserve historic façade entrance elements including original doors, surrounds, sidelights, and transoms whenever possible. If historic doors or entrance components are damaged, replacement should be as limited as possible. Use in-kind materials when replacement is necessary. The addition of wood screen doors is appropriate as long as the framing is minimal and the historic door can be viewed behind it. Retaining original entrances and their decorative elements is an important part of preserving a dwelling's character. The installation of security doors on primary facades may be appropriate if they have minimal framework, are of full-view design and allow the visibility of the historic door behind it. Security doors which have extensive frame or grill work should only be added to entrances at rear or non-readily visible side elevations. Storm doors are also appropriate for front facades if they are full-view design and allow the visibility of the historic door behind it. Storm doors should be of baked-enamel aluminum or wood and in a color that blends with the door frame and is as unobtrusive as possible.

2011.402 Standards

(1) Repair original doors and entrance elements with materials which match the existing.

(2) Where repair is not possible, replace with a new door or entrance elements in-kind with similar materials, profile, and dimensions.

(3) Do not remove or alter historic entrances, their doors, surrounds, sidelights, transoms, or detailing. Repair and reuse original hardware as long as possible.

(4) Do not replace existing door trim or surrounds with trim that represents a different house style or design.

(5) Where original doors have been removed, replace them with an appropriately styled door for the dwelling. The new door should be based on doors of similar age and architectural style in the district. If the original design is unknown, a secondary entrance may contain an original door that can be moved to the main entrance. Salvage companies may also have historic doors available.

(6) The addition of a new entrance to meet life and safety codes should be sited at rear or side elevations that are not readily visible.

(7) Entrances on primary facades may have added screen doors of appropriate design. Screen doors should be appropriate to the style of the house.

(8) The design of added screen doors should have minimal framing (i.e., full-view or two panel) to allow the viewing of the original door behind it.

(9) Repair security or storm doors with materials that match the existing.

(10) Install a storm door on the primary façade entrance only if full-view design, of baked enamel aluminum or wood, and in a color compatible with the door frame and dwelling.

(11) The use of anodized aluminum for security and storm doors is not appropriate for primary entrances on main façades but may be added at rear or side elevations not readily visible.

(12) Replace or install a security door on a rear entrance or side entrance not readily visible.

2011.6 Gutters and Downspouts

2011.601 Policy and Justification

Gutters and downspouts are essential to protecting a home from the effects of rain and water. They collect and move water away from the building's foundation. While their presence is functional, they can have aesthetic value through material or color, such as copper installations that take on a green patina over time or examples intentionally matched to trim color of the dwelling. Original boxed gutters on a property should be preserved and maintained. Existing gutters should be regularly cleaned and maintained. If new gutters are required, half-round designs are the most historically accurate. If not readily available, "K" or ogee design gutters of aluminum will also be considered.

2011.602 Standards

(1) Repair existing gutters and downspouts.

(2) Replace existing gutters and downspouts or install new gutters and downspouts. These replacements or additions should be installed with minimal hardware and damage to historic fabric.

(3) Box gutters original to a dwelling should be preserved and repaired as needed with new materials to match as closely as possible.

(4) Downspouts should be located on dwellings at unobtrusive locations and concealed where possible behind porch columns and building corners.

(5) Gutters and downspouts should be of colors that blend with the dwelling's main body or trim colors.

(6) The use of conductor heads, where appropriate, is encouraged.

2011.10 Porches, Columns, and Railings

2011.1001 Policy and Justification

Original porches should be repaired, preserved and maintained. Those on the primary façades of dwellings should not be enclosed with wood or glass panels. The screening of porches on the fronts of dwellings is appropriate if the framing is kept to a minimum. If repair of porch elements is required, use materials to closely match those which exist. If porch elements such as columns, balusters, or floorboards are deteriorated and need replacement, alternative materials may be considered. If an original porch is missing, a new porch may be constructed based upon photographic or physical evidence or based upon the design of similar style and age dwellings. In some cases, dwellings had their original porches removed and replaced with Craftsman/Bungalow style porches in the 1920s and 1930s. These porches reflect the historical evolution of property and may be significant in their own right.

2011.1002 Standards

(1) Repair porch elements with materials to match the original.

(2) Replace porch elements with materials to match the original.

(3) Ceiling fans may be installed on porches.

(4) Porches on front and side facades should be maintained in their original configuration and with original materials and detailing.

(5) Porches should not be removed if original.

(6) Porches on front and readily visible side elevations should not be enclosed with glass or wood panels. Those on rear or non-readily visible side facades may be

enclosed with acceptable glass or wood panels as long as there is no removal of extensive historic fabric and the enclosure is reversible.

(7) The enclosure of front porches and those on readily visible side elevations with screen panels may be appropriate if the framing is minimal and the viewing of the façade behind the screen panels is not significantly impaired.

(8) Porches which have wood floors should have wood stairs repaired or replaced as needed, not brick or concrete. On rear or non-readily visible side elevations wood stairs are also recommended but brick or cast concrete steps may be added at these locations.

(9) Porches on the fronts of dwellings may be partially enclosed with lattice panels compatible with the style of the house for privacy. This should not exceed more than one-third of the porch area in order to maintain its traditional open appearance. Lattice panels should be compatible with the style of the house and be added behind, not in front, of porch columns and railings. Lattice panels in traditional square and diagonal designs are appropriate.

(10) The use of trellis panels is appropriate for porches on all elevations.

(11) Wood porch floors that are deteriorated should be replaced with wood tongue and groove flooring or boards running perpendicular to the façade. The use of alternative porch floor materials may be considered on rear elevations.

(12) Porches that are missing their original columns and balusters should be rebuilt based upon photographic or physical evidence. If no evidence exists, porches should be rebuilt in keeping with porches of similar house styles and age.

(13) Balusters (also called spindles) should be carefully sized for any replacement porch. Milled spindles measuring 3 feet high and 2 inches in diameter are best for Georgian, Federal, Queen Anne, and Folk Victorian dwellings. Balusters or spindles which are smaller than 2 inches in diameter are not appropriate for exterior porches. Square balusters which are 3 feet high and 2 inches to 3 inches in width and depth are best for Craftsman/Bungalow dwellings

2011.11 Roofs

2011.1101 Policy and Justification

Original roof forms such as gable or hipped should be preserved and maintained. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines that are not readily visible. Historic roof materials such as metal standing seam and clay tile should be repaired and preserved. If repair is no longer practical, replacement with approved metal, asphalt or fiberglass roof materials is appropriate. When replacing metal roofing the pattern must match that of the existing roof. Alternative roofing materials may be considered. Any addition to a roof such as solar panels, ventilators, and skylights requires ARB review.

2011.1102 Standards

(1) Roofs should be preserved in their original size, shape, and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof materials.

(2) New metal roofs should be in keeping with traditional standing seam designs and dimensions with proper spacing and crimping. Other profiles are not appropriate for contributing buildings and commercial metal roofing profiles are not appropriate for residential buildings.

(3) Roofs should not have new dormers introduced on front façades but may have dormers added on rear façades or secondary façades which are not readily visible and if in keeping with the character and scale of the structure.

(4) The use of reflective roof shingles may be considered if the shingles are not shiny and are in shades of brown and other medium-dark colors. Light gray and white roofs are not appropriate for the district.

(5) The installation of alternative materials instead of original roof materials may be considered.

(6) Most of Georgetown's 18th and 19th century dwellings had roof surfaces of wood shingles. If a property owner wishes to reinstall a new wood shingle roof, the design should be based on historic shingle dimensions and texture. Shingles should be laid in a horizontal row with the bottom edge either in alignment with the adjacent shingle or staggered to match the historic condition.

(7) Additions such as skylights, balconies, or roof ventilators should not be added to dwellings on front or readily visible side elevations.

(8) Skylights should be placed at rear roof lines or behind gables and dormers and not be readily visible. Skylights should be as minimal in design as possible—flat or flush is best, but convex and "bubble" designs that are low-profile may be considered.

(9) Solar panels on roofs should only be located on rear or side elevation rooflines which are not visible from the public right-of-way.

2011.12 Staircases and Steps

2011.1201 Policy and Justification

Because of their exposure to the elements most of the wood staircases built prior to 1900 have been rebuilt. In many cases the original wood steps have been replaced with steps of brick or concrete. Replacement of deteriorated wood steps with wood is preferable to replacement with brick, pre-cast concrete, or wrought iron.

2011.1202 Standards

(1) Replace non-historic wood, brick, or concrete staircases and steps with in-kind or compatible materials.

(2) Add staircases and steps on rear elevations and side elevations not readily visible.

(3) Staircases and steps original to a dwelling should be repaired and retained. Wood, brick, and concrete steps should be repaired with materials to match the original.

(4) The installation of brick staircases and steps to replace wood staircases and steps on primary elevations is discouraged but will be considered. The use of pre-cast concrete staircases and steps is not appropriate on contributing houses, or on primary elevations of non-contributing buildings and new dwellings.

(5) Where required by codes, new stairs should be designed with "graspable" handrails which are no larger than 1-1/2 inch in diameter. These handrails can be attached to existing wood staircases when required for codes.

2011.13 Windows and Shutters

2011.1301 Policy and Justification

Windows on historic dwellings should be maintained or repaired to match the original design. Approval to remove original wood sash or steel casement windows will only be granted if the windows can be demonstrated to be beyond repair. If windows are deteriorated beyond repair, the installation of new wood or steel windows to match the original designs is preferred. Alternative materials may be considered. Original window openings on primary facades or readily visible side elevations should not be covered or concealed. Original window openings should not be enclosed for the addition of smaller windows. New window openings should not be added on the fronts of dwellings but may be added at the rear or side elevations if not readily visible.

Window shutters have been traditional features on houses in Georgetown in both louvered and paneled wood designs and their continued use is encouraged. Historic wood shutters should be preserved and maintained. New shutters may be added if they are of wood, of traditional design and with dimensions which match the window opening. The installation of storm windows can help in lowering energy costs and are appropriate for Georgetown's historic dwellings. Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. The installation of screen panels is also appropriate as long as they retain the open appearance and the visibility of the windows behind them. The installation of visible security bars on the exterior of windows is not appropriate on primary facades. Window bars may be added on the exterior of windows on rear or side elevations not readily
visible.

2011.1302 Standards

(1) Repair a historic or non-historic window with in-kind materials of similar design.

(2) Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.

(3) Windows should be repaired rather than replaced. Window replacement will only be approved if it can be demonstrated that the historic windows are beyond repair.

(4) If replacement of original or historic windows is demonstrated to be necessary, the replacement windows should be in-kind.

(5) Windows of alternative materials may be considered.

(6) New window openings should not be added to primary façades or to readily visible side elevations.

(7) Windows of steel or other metal designs should be preserved and maintained or replaced with new metal windows which are similar in appearance and materials.

(8) Replacement windows should not have snap-on, flush, or simulated divided muntin's. Muntin's sandwiched between layers of glass, snap-on muntin's, and surface-applied muntin's are not appropriate and shall not be approved.

(9) Clear glass must be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or frosted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible.

(10) If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.

(11) Shutters that are original to the dwelling should be preserved and maintained. If not possible, replace historic wood shutters with in-kind materials or similar design.

(12) Add wood shutters based on traditional designs and that fit the window opening.

(13) Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.

(14) Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it. Storm windows should be of anodized or baked enamel surfaces and not unfinished metal.

(15) Shutters should not be added to contributing buildings unless historically appropriate to that style house in Georgetown or there is physical or photographic evidence that shutters were original to the dwelling. Adding shutters to non-contributing and new buildings will be considered.

(16) New shutters shall be of louvered or paneled wood construction or another documented historical style appropriate for that style of the building in Georgetown.

They must be either working shutters or shutters that appear to be working shutters with appropriate hardware.

All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.

(17) Shutters should not be added to banks of multiple windows.

(18) The application of vinyl or metal shutters on primary elevations will not be approved. These types of shutters may be considered for rear and side elevations not readily visible.

(19) Window screens should be framed in wood or baked-on enamel aluminum and fit within the window frames and not overlap the frames.

(20) Security bars shall not be applied to any elevation of contributing buildings or to primary or other readily visible elevations of non-contributing

2013 Standards for Residential Properties – New Construction

2013.1 Additions

2013.101 Policy and Justification Additions to contributing dwellings are permissible as long as they minimally affect historic materials, are not readily visible, are secondary in size and scale to the footprint of the original dwelling and maintain the dominance of the original structure. The new addition should be distinguishable from the character of the original dwelling while blending with the overall design. An addition should be designed and constructed in a manner that would allow its potential removal in the future with minimal effect to the historic structure. For non-contributing buildings there may be additional flexibility in the design and size of rear additions.

2013.102 Standards

(1) Additions should be appropriate to the architectural style of the existing building and must be blend with those characteristics of the subject building and adjacent buildings and streetscapes.

(2) New additions should be constructed on the rear elevation or on a non-character-defining elevation of an existing building and not readily visible. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.

(3) The design of an addition to a historic building must be distinguishable from the original historic building.

(4) The connections between an addition and the historic building should be visibly discernible. A transition between the new addition and the historic structure should be identifiable and maintained.

(5) For additions and/or alterations to the primary building façade, the main entrance should be oriented towards the street.

(6) Additions shall respect the scale and massing of neighboring historic buildings. Large additions may be required to be divided into smaller components similar in scale to the original building and neighboring historic buildings.

(7) Additions should be designed to respect the established front and side yard setbacks present in the overlay district.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

500 Area, Yard, and Height Requirements Table.

	MINIMUM LOT SIZE			MINIMUM SETBACK FROM PROPERTY LINE				
District	**Area in Square Feet**	**Area in Acres**	**Lot Width at Building Line**	**Front**	**Side**	**Rear**	**Principal Street Side on Corner Lot** *[511]*	**Maximum Height of Structure**
R1 Residential	10,000	--	70	30*[508]*	10	20	15	35
R2 Residential	8,000*[501.1]*	--	60*[502.1]*	30*[508]*	10	20	15	35
R3 Residential	8,000 *[501.2,509]* 12,000 (MF) *[502.1,510.1]*	--	60*[502.2]*	30*[508]* 35*[508]*	8 30	10 30	12 45	35
R4 Residential	6,000 *[501.2,510.2]* 10,000 (MF)*[501.2, 510.2]*	--	60*[502.3]*	25*[508]* 25*[508]*	8 10	10 15	12 15	35
R5 Residential *[507]*	5,000 *[501.2]*	--	50	20*[508]*	7*[509]*	10	10.5	35
MR Residential *[506.2]*	10,000	--	70	30*[508]*	10	20	15	35
IC Commercial	2,500	--	25	0*[503]*	0*[503]*	25	0*[503]*	35
CC Commercial	--	--	--	--	--*[504]*	--*[504]*	--*[504]*	45
WC Commercial	15,000	--	70	30	10	20	15	35
GC Commercial	10,000	--	60	50*[505]*	10	10	15	35
NC Commercial	6,000	--	60	25	8	10	12	35
PS Public Service	10,000	--	60	50*[505]*	10	10	15	35
LI Industrial	--	1	100	40	20	20	30	35*[506.1]*
HI Industrial	--	5	300	40	20	25	30	35*[506.1]*
CP Conservation	--	--	--	30	--	--	--	25

OPTIONS:

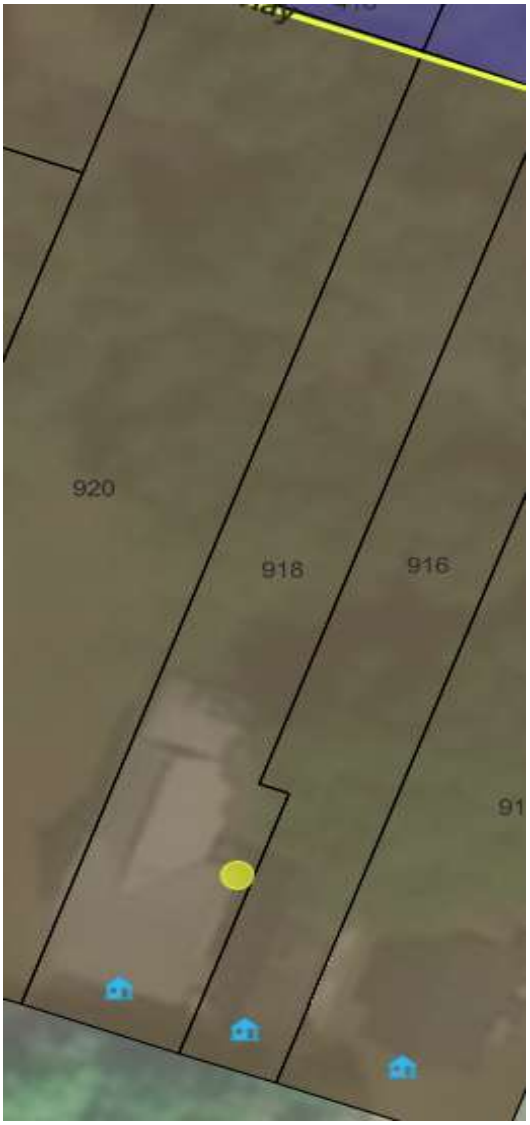
1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Flood info	Effective FIRM
Flood zone	X
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0827
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0027-093-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: ~~942~~ 916 Duke Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: This resource was constructed after the Georgetown National Register Historic District's period of significance; however it would be a contributing resource if the historic district's period of significance is expanded to include the 1922-1960 period.

Other Designation:

Property Description

Construction Date: 1930

Commercial Form:

Stories: 2 stories

Alteration Date: c. 1970

Historic Core Shape: rectangular

Roof Features

Shape: gable, end to front

Materials: composition shingle

Porch Features

Porch Width: full facade

Shape: gable-on-hip or shed

Construction Method: frame

Exterior Walls: synthetic siding

Foundation: brick pier with fill

Significant Architectural Features: Frame vernacular front gable: 2/2 sash, exposed rafter tails, brick Tuscan porch posts, brick apron wall and insect screening.

Alterations: c. 1970: 2-story rear addition with second story porch, siding.

Architect(s)/Builder(s):

Historical Information

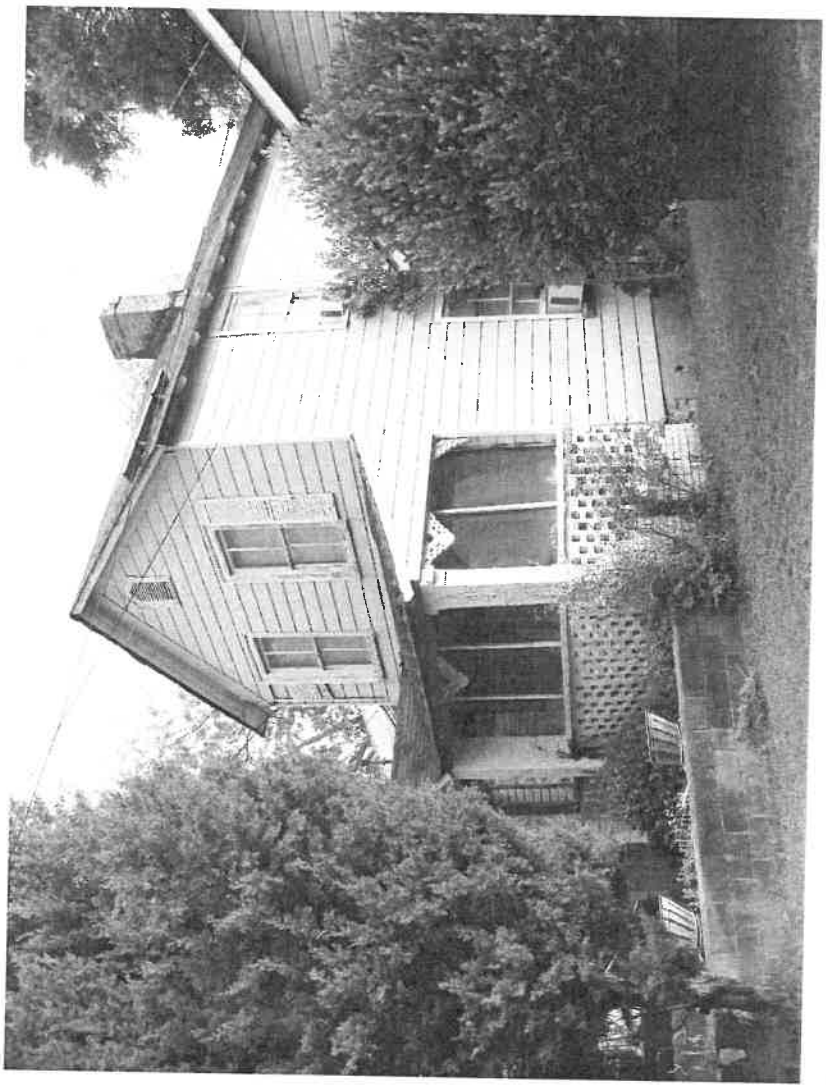
Historical Information:

Source of Information:

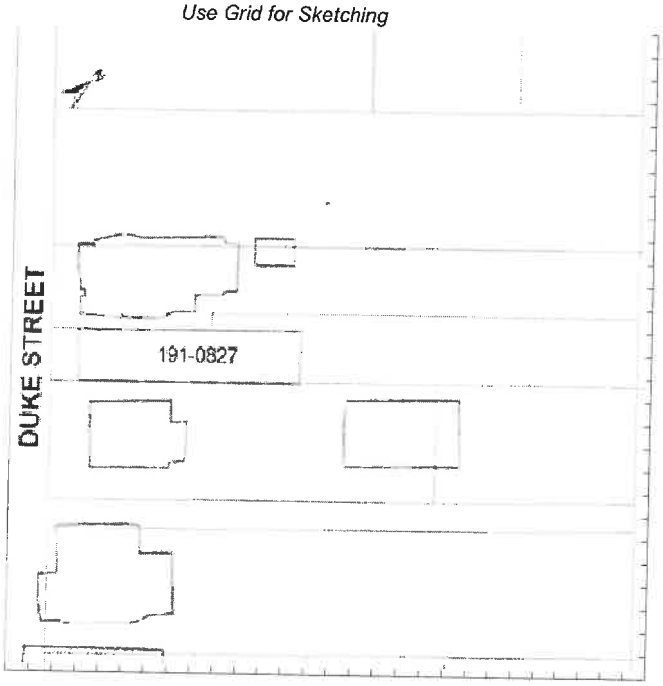
Photographs

Roll No. Neg. No. View of

Façade and Side Elevations, Looking E
Façade and Side Elevations, Looking N
Façade, Looking NE



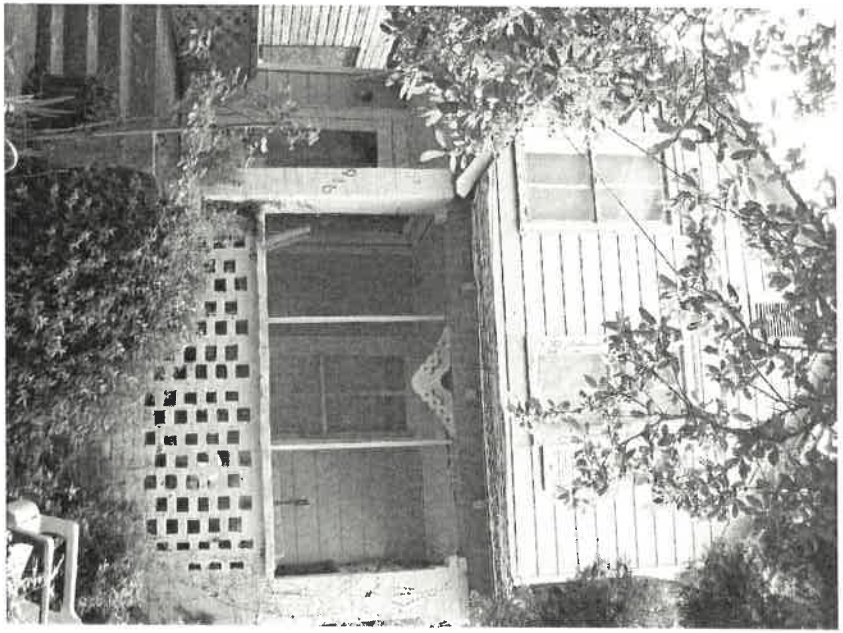
Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/26/2010

191-0827: ~~912~~ 916 Duke Street



Date Filed: _____

Application #: ARB2026-0027

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:

The applicant hereby requests approval for the project described on ARB Request Form (attached):

Property Address: 916 Duke St	Tax Map Number: 05-0027-093-00-00	
Zoning District:		
Type of Application:	Type of Request:	
☐ New Application	☒ Demolition	☐ New Construction
☐ Application of Revisions	☒ Alteration	☐ Fence
☐ Request for time frame extension	☒ Repair	☒ Addition

Description of Request:

To restore the front of the existing structure, expand the existing screen area to the existing front porch, to remove part of the left side knee wall, to remove the cinder block wall at the rear half of the house, and replace with a wood construction, we re keeping the existing window sizes and exterior front door size, to add a side door and a rear porch with eye brow to protect from rain damage.

List of materials to be used:

Siding will be cement board.
Roof Shingles
Front Windows will be repaired, side windows are so damaged, they need to be replaced.
Louvered shutters Aluminum or Composite TME.
Aluminum doors,

In addition to this application, the following supporting materials have been submitted.

Griese Residence
Historic Remodel

ARB Review

916 Duke St.
Georgetown, SC

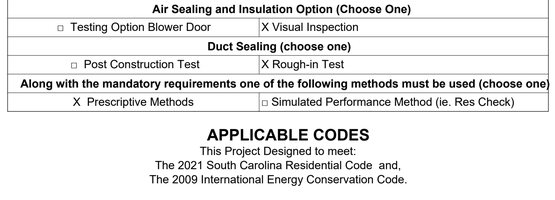
BUILDING AREAS	
AREAS ion	SF
Sf. Heated First Floor	1191
Sf. Heated Second Floor	1125
Sf. Total Heated	**2316**
Sf. Front Screen Porch Existing	71
Sf. Front Porch	37
Sf. Total Unheated	**108**
Sf. Total Under Roof	**2424**

These areas are in progress, must of them still TBD and must be verified before final submittal to ARB and Construction.

DRAWING INDEX

Sheet	Sheet Name
E01	Electric Distribution
A00	Cover Sheet
C01	Site Analysis
G01	Historic Analysis
C02	Survey Provided
D01	First & Second Floor Plan Demolition
D02	Elevations Demolition
A01	First & Second Floor Plans New Work
A02	Roof Plan & Sections
A03	Front Elev., Right Elev., Sections & Notes
A04	Rear Elev., Left Elev., Details & Notes

LOCATION MAP



COMPLIANCE STATEMENT

2009 International Energy Conservation Code

Statement of acknowledgement of duct sealing section 403.2.2

Statement of acknowledgement of building envelope air tightness and insulation installation shall comply with one of the following option section 402.4.2.1 or 402.4.2.2

Statement of acknowledgement of energy-conservation measures for pool per section 403.9.1 through 403.9.3

Envelope Summary

List the R-Value for the following

Flat Ceiling/Roof: R 30 Min.	Foundation Slab: N/R	Basement Continuous: N/R
Exterior Wall: R 19 Min.	Cantilevered Floor: R 19 Min.	Crawlspace Continuous: R 5 Min.
Attic Knee Wall: R 19 Min.	Slope / Vault Ceiling: R 30 Min.	Floors Over Unconditioned Space: R 19 Min.
Basement Stud Wall: R 13 Min.	Above Grade Mass Wall: R 8 Min.	
Crawl Stud Wall: R 13 Min.	Attic Knee Wall Sheathing: N/R	Other Insulation:

Fenestration Components

Window U-Factor: 0.50 Min. / Impact 0.65 Min.	Window SHGC: 0.30 Max
Skylight U-Factor: 0.65 Min.	Skylight SHGC: 0.30 Max
Glazed Door U-Factor: 0.5 Min.	Opaque Door U-Factor (<50% glazed) 0.5 Min.

Mechanical Summary

Water Heater Energy Factor: 0.97-0.00132 V Ef	Fuel Type: □ Gas x Electric □ Other
Number of heating and cooling...	Programmable Thermostats ___x___Yes ____No

Heating System Type (Choose one)

□ Gas: _____AFUE	X Air-Source heat pump: 7.7 Min. HSPF
□ Other: _____	X Efficiency: 14 SEER Min.

Unit Sizing per M1404.3 IRC manual J is included

Unit 1 ____ Unit 2 ____ Unit 3 ____ Unit 4 ____

Miscellaneous

□ Wood -Burning fireplace (Gasketed doors &...	X Lighting equipment (Min. 50% of lamps shall be hig...	
□ Pool Heater Switching	□ Times Switches	□ Pool Covers

Air Sealing and Insulation Option (Choose One)

□ Testing Option Blower Door	X Visual Inspection

Duct Sealing (choose one)

□ Post Construction Test	X Rough-in Test

Along with the mandatory requirements one of the following methods must be used (choose one)

X Prescriptive Methods	□ Simulated Performance Method (ie. Res Check)

APPLICABLE CODES

This Project Designed to meet:
The 2021 South Carolina Residential Code and,
The 2009 International Energy Conservation Code.

Note: Contact and verify with Design House any plan, dimension, or other discrepancies. It's crucial to verify all fixtures, appliances, and design selections (including sizes and styles for windows and doors) directly with the homeowner before any plan submissions or material orders. This prevents costly adjustments later. All bedrooms required a min. egress exist meeting: The minimum net clear opening area is 5.7 square feet, with a minimum width of 20 inches and a minimum height of 24 inches
7/20/2026 7:58:17 AM

GENERAL NOTES

1. Window protection shall be provided for wind borne debris regions as required by the irc. attach-ment of structural panels is permited for buildings with a mean roof height of 45ft or less.

2. All eaves between 2' -5' from property line must be fire rated.

3. 1/2" drywall required on all garage walls for pro-tection of structural and supporting floor/ceiling assemblies. 5/8" type X required on all garage ceilings with habitable rooms above.

4. All sleeping rooms must have an emergency escape and rescue opening. minimum net opening 5.7 sq. ft. w /24" min. clear height and 20" clear width. bottom of opening to be a maximum of 44" A.F.F.

5. Main entry to have min. clear opening of 32" wide and 78" high.

6. Stairways shall not be less than 36" wide w/ 4 1/2" maximum handrail projection. maximum riser height of 7 3/4" minimum tread depth of 10".

7. Handrail shall be between 1 1/4" - 2" in diameter and located between 34" -38" above nosing of tread.

8. All porches and stairs greater than 30" above grade or F.F. to have 36" high guardrail w/pickets spaced so a 4" diameter sphere can not pass thru.

9. All windows to be Low E Glass.

10. Minimum insulation values to be:
Flat Ceiling/Roof R30, Exterior Walls R19
Flr. Abv. Unconditioned Space R19, Cantilevered Floor R19

11. Provide flashing where roof meets vertical walls TYP.

12. All metal flashing to be non corrosive type.

13. Place downspouts to the side of the house where possible.

14. When undertaking additions or remodels, it is crucial for the builder to verify all existing field measurements. Unforeseen discoveries of hidden elements during demolition could require design modifications and subsequent adjustments after permit.

15. Low slope application of shingles must be compensated for the potential water backup, a double layer of underlayment or a self-adhering waterproof membrane (like Ice & Water Shield) is typically recommended. Always check the specific shingle manufacturer's installation instructions, as they may have additional requirements for low-slope applications

16. Contractor to coordinate with Mechanical Subcontractor the HVAC system priot Truss MFG's Design & Fabrication. Consult with AOR if modifications are needed to acoomodate Mechanical Systems

Owner's Signature
Date:

Owner review and signature on plans are required prior to submission to the AHJ. Plans have been distributed to the builder and owner for preliminary review. However, the absence of an owner's signature does not indicate disapproval or a lack of comprehensive review. All plans presented to the AHJ are considered reviewed and authorized by the owner.

ABBREVIATIONS

Abbrev. # @	Meaning Number At																			
		BLKG.	Bloking	CSMT.	Casement	EA.	Each	FR.DR.	French Door	JST.	Joist	MIN.	Minimun	PROJ.	Projection	SDG.	Sliding Glass Door	TBD	To Be Determinate	UL	Underwriters...
		BP.	Beam Pocket	C.T.	Ceramic Tile	EL.	Elevation(height)	FTG.	Footing	LAUND/UTIL	Laundry/Utility	NFPA	Nat. Fire Prot....	P.T.	Pressure Treatred	SHLVS.	Shelves	TC.	Tall Cabinet	V.I.F.	Verify In Field
		BRG.	Bearing	D.	Dryer	ELEC.	Electrical	FURN.	Furnace	LN.	Linen	O.C.	On Center	PWDR.	Powder	SKY LT.	Skylight	T+B	Top+Bottom	VT.	Vinyl Tile
ABV.	Above	BSMT.	Basement	D.B.	Drawer Base	ELEV.	Elevation(Facade)	GYP.BD.	Gypsum Board	LT.	Laundry Tray	ODU.	Out Door Unit	R.	Riser	SPF.	Spruce Pine Fir	TEMP.	Tempered Glass	W.	Washing Machine
ACC.	Access	CPT.	Carpet	DES.	Designed	ENG.	Engineered	H.	High	LVL.	Laminated Veneer Lumber	OH.	Overhang	REC.	Recreation	STAG.	Staggered	TME	To Match Existing	W/	With
ACC.PNL.	Acces Panel	CLG.	Ceiling	DFE.	Desing Floor Level	E.W.	Each Way	HD.HT.	Head Height	M.BATH.	Master Bath	OHD.	Overhead Door	REF.	Refrigerator	STND	Standards	T+G	Tonge+groove	WD.	Wood
AFF.	Above Finished Floor	CLO.	Closet	DIM.	Dimension	F.D.	Floor Drain	H.T.	Height	MANUF.	Manufacturer	OPT.	Optional	REQD.	Required	SLT.	Steel	TPH.	Toilet Paper Holder	WH.	Water Heater
AHJ	Authorities Having...	C.O.	Cased Opening	DN.	Down	FLR.	Floor	HRDW.	Hardwear	MFG	Manufacturer	PC.	Precast	RFTR.	Rafter	SLT.BM.	Steel Beam	TR.	Trash Can	WN.	Window
ATT.	Attached	COL.	Column	Dr.	Door	FLSG.	Flashing	HRW.	Half Round Window	MAX.	Maximun	PNL.	Panel	RM.	Room	SYP.	Southeren Yellow Pine	TYP.	Typical	WO.	Wall Oven
DB.	Board	CONC.	Concrete	DS.	Downspout	FLOUR.	Flourescent	HVAC.	Heating, ventilation, Air Cond	MC.	Medicine Cabinet	POLY.	Polythylene	R/S	Rod/shelt	T.	Tread	UON	Unless Otherwise Noted	W/O.	Without
BFE.	Base Floor Level	CRS.	Course	DW.	Dishwasher	F.P.	Fireplace	INSUL.	Insulation	MECH.	Mechanical	PREFAB.	Prefabricated	SF.	Square Foot/feet	TB.	Towel Bar	UNCON	Unconditioned	WWM.	Welded Wire Mesh

Design House
Architecture
Planning & Drafting Studio
75 Calvert Ct
Pawleys Island, SC 29585
843.318.9663
www.DesignHousePlanning.com

STATE OF SOUTH CAROLINA
DESIGN HOUSE LLC.
N° 102202
CERTIFICATE OF AUTHORIZATION

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These drawings are prepared for one building. DH written permission shall be required for each repeat or re-use prior to use.

In progress.
*All details not shown.
*All dimensions are to be verified in field.
* All aspects of drawings to be refined/revised.

Griese Residence
Historic Remodel

916 Duke St.
Georgetown, SC

Owner Information
Wade & Melissa Griese
1420 Hemingway Hyw.
Hemingway, SC 29554

Project No.:
2603-062
Document Date:
07.20.2026
Document Phase:
ARB Review
Architect of Record:
Lina M. Jimenez SC L#11921
Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:
1 Date 1 Revision 1

DH has not been hired to perform construction administration services

Cover Sheet

A00

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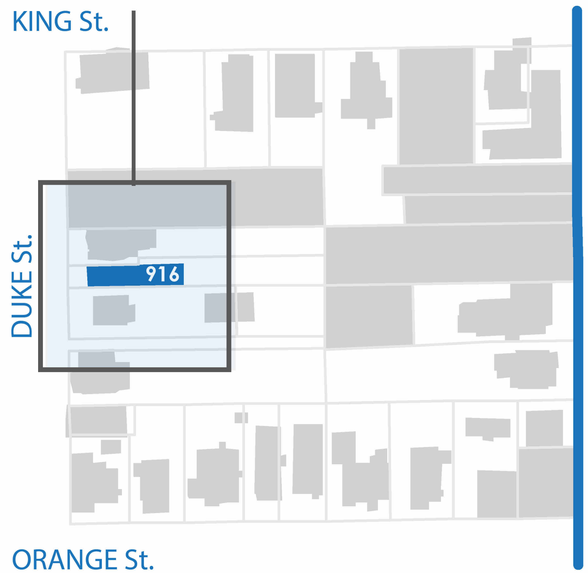
ARB Review

City of Georgetown Architectural Review Board Certificate of Appropriateness Homeowner's Narrative



The property located at 916 Duke Street is a two-story vernacular residential structure built in 1930. This building is a representative example of early 20th-century urban infill typologies in Georgetown, SC. Originally constructed with concrete block walls, the house reflects the practical and fire-resistant construction methods adopted in the region during that era. Its narrow and elongated footprint, situated directly on the property line, illustrates the historical development of urban platting, designed to maximize land use while maintaining the residential scale of the neighborhood. The structure contributes to the historical continuity and visual rhythm of the Duke Street corridor.

The proposed intervention consists of the interior redesign of the existing structure and the replacement of the perimeter enclosures. The project requires the removal of the current concrete block walls, rebuilding them using a wood framing system.

This modification is structurally and functionally necessary to update the building to contemporary living standards. It is critical to emphasize that the project will strictly preserve the building's original footprint. By maintaining the pre-existing foundation, the legal non-conforming status (zero-lot-line) is retained, avoiding the application of modern setbacks that would render the parcel unbuildable.

The new wood enclosure will be erected exactly on the original boundaries, respecting the massing, facade proportions, roofline, and overall scale of the building. The intervention subordinates the replacement materials to the structure's historical identity, ensuring that the reconstructed volume does not compete with the surroundings and maintains the visual cohesion of the Georgetown Historic District.

Site #: 191-0958
Tax #: 05-0027-093-00-00
Land Use: Code N100
Historical and Current Use: Domestic / Single-Family
Built date: 1930 / Renovation: 1970
Total Area: 1,984 sq ft / Patio (304 sq ft)
Stories 2 / Bedrooms 5 / Bathrooms 2
Structure Quality D
Structure Condition Average
Construction Concrete Block
Exterior Walls Concrete Block
Roof Material MetalLand Use
https://www.countyoffice.org/property-record-916-duke-st-georgetown-sc-29440-444/

ARB Review

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In progress.
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* All aspects of drawings to be refined/revised.

Griese Residence Historic Remodel

916 Duke St.
Georgetown, SC

Owner Information:
Mark & Melissa Griese
1420 Hemingway Hwy
Hemingway, SC 29554

Project No.:
2603-062
Document Date:
07.20.2026
Document Phase:
ARB Review
Architect of Record:
Lina M. Jimenez SC L#11921
Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:

DH has not been hired to perform construction administration services

Historic Analysis

G01

7/20/2026 7:58:27 AM

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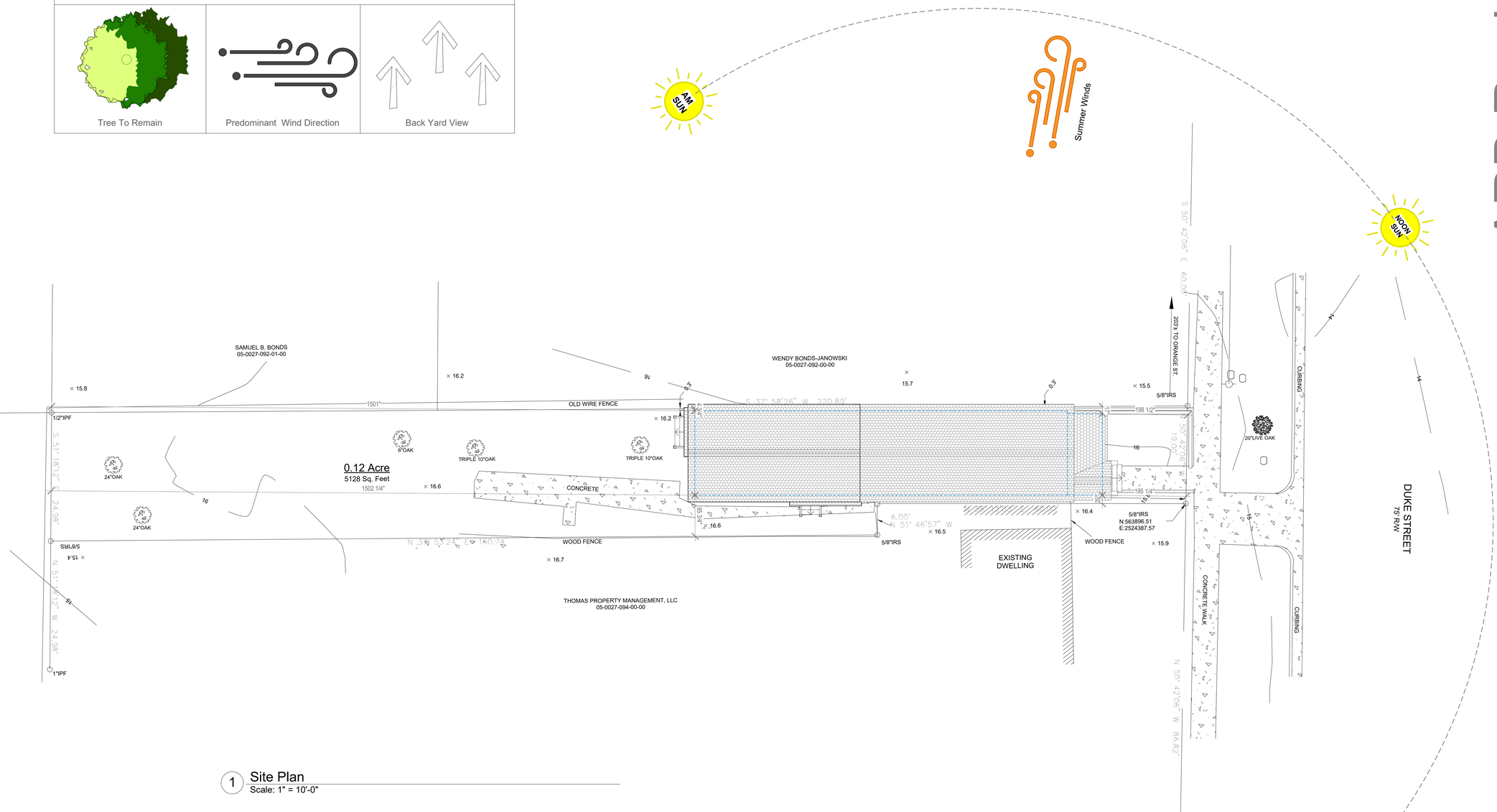
ARB Review

Site Legend		
Tree To Remain	Predominant Wind Direction	Back Yard View



1 Site Plan
Scale: 1" = 10'-0"

0' 5'-0" 10'-0" 20'-0"
If printed on 36x24
SCALE: 1" = 10'-0"

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Historic Remodel

916 Duke St.
Georgetown, SC

Owner/Applicant:
Wade & Melissa Griese
1420 Hemingway Hyw.
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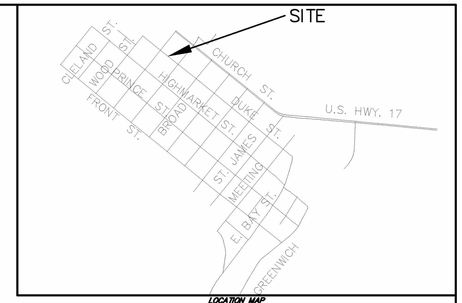
Lina M. Jimenez SC L#11921
Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:

DH has not been hired to perform construction administration services

Site Analysis

C01



LOCATION MAP
N.T.S.

JOB # G22-539 DAK

GRID N

DUKE STREET
75' R/W

5/8"IRF

N 50°42'06" W 86.82'

CURBING

CONCRETE WALK

EXISTING DWELLING

THOMAS PROPERTY MANAGEMENT, LLC
05-0027-094-00-00

× 15.9

WOOD FENCE

5/8"IRS
N: 563896.51
E: 2524387.57

× 16.4

N 38°13'03" E 60.00'

× 16.5

5/8"IRS

6.00'

N 51°46'57" W

× 16.7

WOOD FENCE

N 37°53'24" E 160.74'

× 15.4

5/8"IRS

1"IPF

N 51°18'12" W 24.98'

× 16.6

CONCRETE

× 16.6

0.12 Acre
5128 Sq. Feet

15.8'

6.7'

72.6'

5/8"IRS

N 50°42'06" W 18.00'

16

PORCH

16.4'

2 STORY DWELLING
F.F. ELEV: 18.72'
916 DUKE ST.

16.6'

72.6'

× 16.2

1/2"IPS

S 51°18'12" E 24.98'

29" LIVE OAK

TRIPLE 10" OAK

TRIPLE 10" OAK

24" OAK

6" OAK

24" OAK

TOOTH WIZARD, LLC
05-0027-076-00-00

5/8"IRS

× 15.5

203'± TO ORANGE ST.

0.3'

× 15.7

S 37°58'26" W 220.89'

0.3'

OLD WIRE FENCE

× 16.2

× 15.8

S 50°42'06" E 60.00'

5/8"IRF

WENDY BONDS-JANOWSKI
05-0027-092-00-00

SAMUEL B. BONDS
05-0027-092-01-00

REFERENCES:

1. PLAT BOOK 2944, PAGE 267
2. PLAT BOOK 17, PAGE 199
3. RECORD BOOK 4381, PAGE 6.
3. GEORGETOWN COUNTY TAX MAP 05-0027-093-00-00

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X', PER F.I.R.M. COMMUNITY PANEL 450087 0001 D, REVISED 03/16/1989.
2. OWNER OF RECORD: WADE D. GRIESE
   16466 OAKMOOR PLACE
   PARKER, CO 80134
3. ZONED:
   BUILDING SETBACKS: FRONT = 25'
   SIDE = 8'
   REAR = 10'

* SETBACKS TO BE VERIFIED BY THE CITY OF GEORGETOWN (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).

4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
7. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.
8. ELEVATIONS SHOWN BASED ON NGVD 29 DATUM.

L E G E N D

I.P.F. – IRON PIPE FOUND
I.R.F. – IRON REBAR/ROD FOUND
I.R.S. – IRON REBAR/ROD SET
– CATV
– POWER POLE
– WATER METER

EXISTING LOT OF RECORD
CERTIFIED TO BE A PORTION OF A PIECE, PARCEL OR LOT OF LAND AS DESCRIBED IN A DEED PREVIOUSLY RECORDED IN GEORGETOWN COUNTY IN RECORD BOOK 4381, PAGE 6.

0 5 10 15 20 30
ONE INCH = 10'

PARKER LAND SURVEYING, LLC
400 CHURCH STREET
GEORGETOWN, SC 29440
PHONE: (843)-485-4400

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B AS SPECIFIED THEREIN.

REGISTERED LAND SURVEYOR
No. 17924
GREGORY F. CUNNINGHAM

GREGORY F. CUNNINGHAM S.C.P.L.S. No. 17924

SOUTH CAROLINA
PARKER LAND SURVEYING, LLC
No. C03814
CERTIFICATE OF AUTHORIZATION

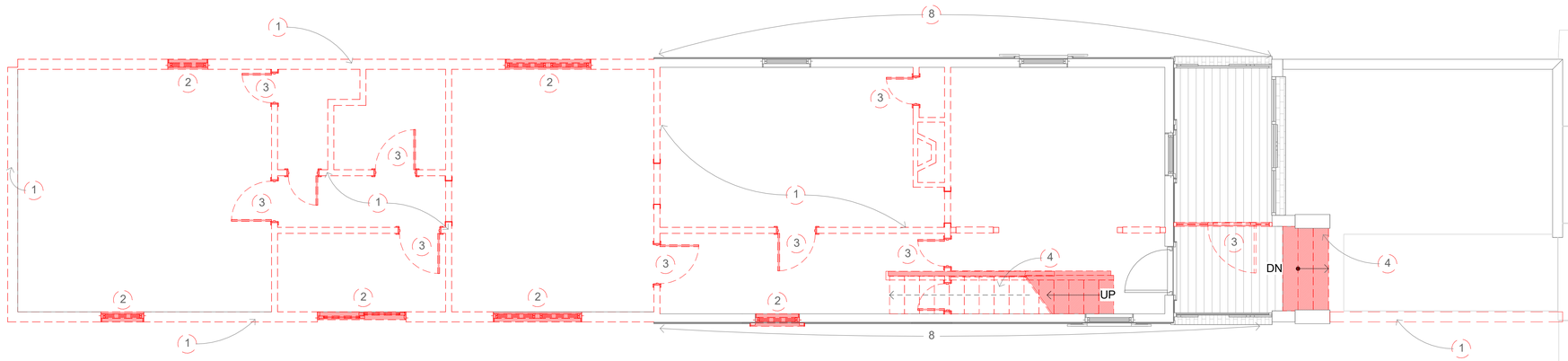
TOPOGRAPHIC SURVEY

OF A 0.12 ACRE LOT, BEING A PORTION OF ORIGINAL CITY LOT 174
SURVEYED FOR

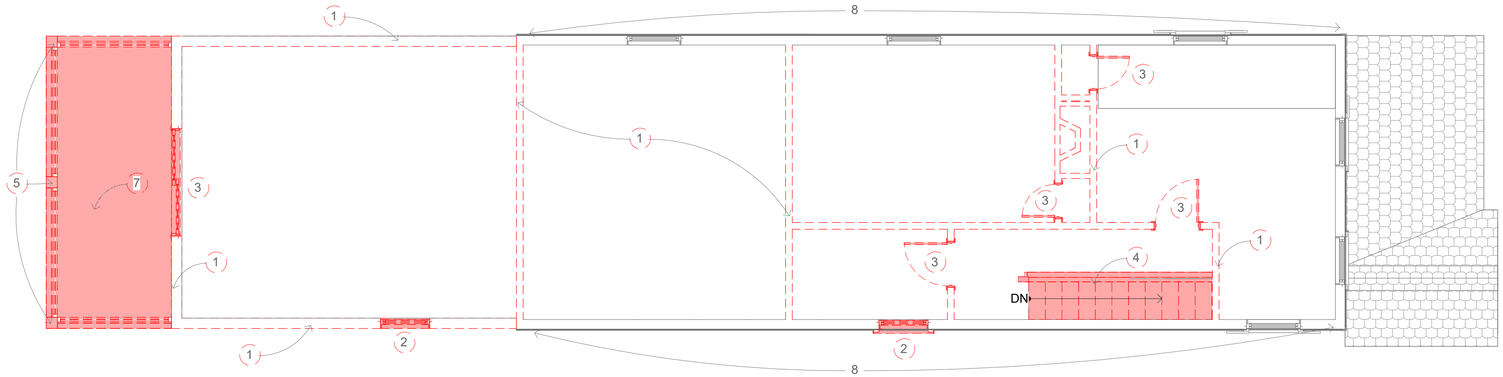
WADE D. GRIESE

LOCATED IN THE CITY OF GEORGETOWN, GEORGETOWN COUNTY, SOUTH CAROLINA
DATE: DECEMBER 15, 2022

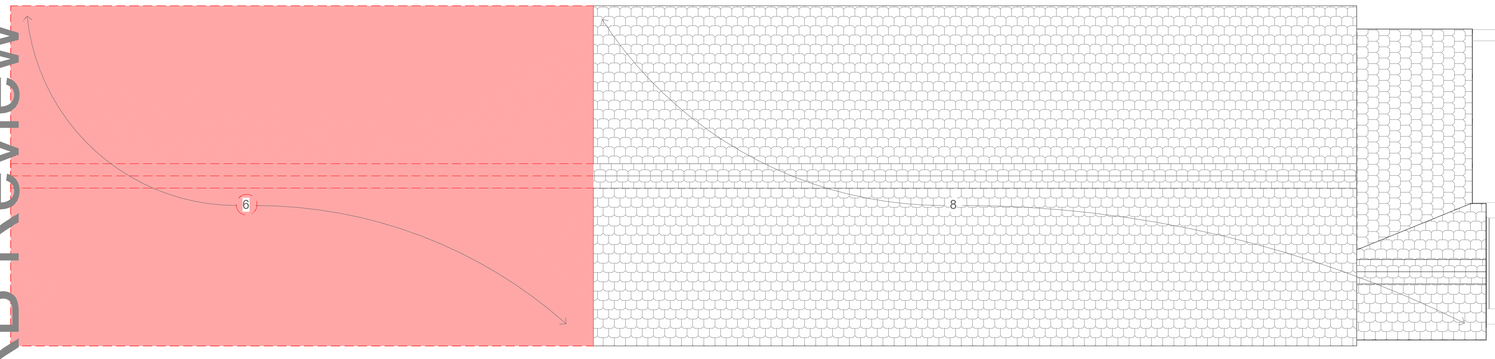
Note: Contact and verify with Design House any plan, dimension, or other discrepancies. It's crucial to verify all windows, doors, fixtures, appliances, and design selections (including sizes and styles for windows and doors) directly with the homeowner before any plan submissions or material orders. This prevents costly adjustments later. All bedrooms required a min. egress exist meeting: The minimum net clear opening area is 5.7 square feet, with a minimum width of 20 inches and a minimum height of 24 inches
7/20/2026 7:58:35 AM



1 First/Main Floor Plan - Demolition
Scale: 1/4" = 1'-0"



2 Second/Upper Floor - Demolition
Scale: 1/4" = 1'-0"



3 Roof Plan_Demolition
Scale: 1/4" = 1'-0"

ARB Review

Key Notes

1. Existing Wall to be Replaced. Existing Foundation to Remain and Cinder Block to be removed
2. Existing Window to be Removed
3. Existing Door to be Removed
4. Existing Stair to be Removed
5. Existing Column to be Removed
6. Existing Roof to be Removed
7. Existing Floor to be Removed
8. Existing Historic Wooden Structure to be Guttered, frame, window sizes to be protected for Reconstruction

General Demolition Notes:

1. Remove all existing constructions and finishes necessary for the completion of the work as depicted on the drawings. Including but not limited to, items shown on the plans with "Revision Clouds". Necessary disconnects and alterations to existing mechanical and electrical systems shall be included. Patch as required all constructions to remain in accordance with the contract drawings. Where contractor is designated to make removals, disposal of materials is the responsibility of the contractor. Verify with owner, the disposal and removal of any components of salvageable value.
2. All removals and salvage, unless specifically noted or requested by the owner shall become the property of the contractor.
3. Remove only non load bearing construction and partitions. Contractor to verify, prior to removal, that no structural components, I.E. bearing walls, beams, headers, etc...supporting floor, roof or ceiling joists are designated for removal. Contact the Architect prior to removal of any construction in question or deviating from the design intent. Contractor's noncontact of Architect prior to removal of any work indicates his complete understanding that no load bearing or structural work is being altered under this design.
4. All structural systems shall be maintained and shall be of sufficient strength to support the design loads and to resist the deformation caused by such loads to which they soil pressure including surcharge, hydrostatic head and impact loads as applicable. Minimum design load values shall be per Structural Plans
5. Patch all finishes to match existing, including but not limited to, gypsum board, plaster, acoustic systems, wood trim, covers, base, panels, rails and wainscot. Verify match of new finish materials to existing in color, texture, thickness, cut, etc, to satisfaction of owner prior to installations. Provide other materials to match existing when required. To be approved by owner.
6. Patch existing walls gypsum drywall or plaster to match existing of sufficient thickness to maintain uniform wall thickness. All exposed portions of wall shall be finished with three (3) coats of speckling (joint compound), sanded and left in a paint ready condition.
7. Where applicable level all existing floors as required to receive new floor finishes. Install required transition pieces between various floor finishes suitable for conditions and acceptable to the owner. Match existing wherever possible.

0' 2'-0" 4'-0" 8'-0"
If printed on 36x24
SCALE: 1/4" = 1'-0"

ARB Review

Design House
Architecture
Planning & Drafting Studio
75 Calvert Ct.
Pawleys Island, SC 29585
843.318.9663
www.DesignHousePlanning.com

STATE OF SOUTH CAROLINA
DESIGN HOUSE LLC.
N° 102202
CERTIFICATE OF AUTHORIZATION

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In progress.
*All details not shown.
* All dimensions are to be verified in field.
* All aspects of drawings to be refined/revised.

Griese Residence Historic Remodel

916 Duke St.
Georgetown, SC
29440

Owners:
Wade & Melissa Griese
1420 Hemingway Hyw.
Hemingway, SC 29554

Project No.:
2603-062
Document Date:
07.20.2026
Document Phase:
ARB Review
Architect of Record:
Lina M. Jimenez SC L#11921
Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:

DH has not been hired to perform construction administration services

First & Second Floor Plan Demolition

D01

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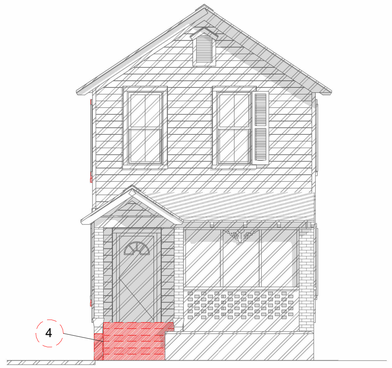
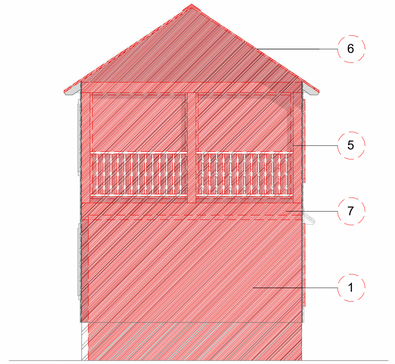
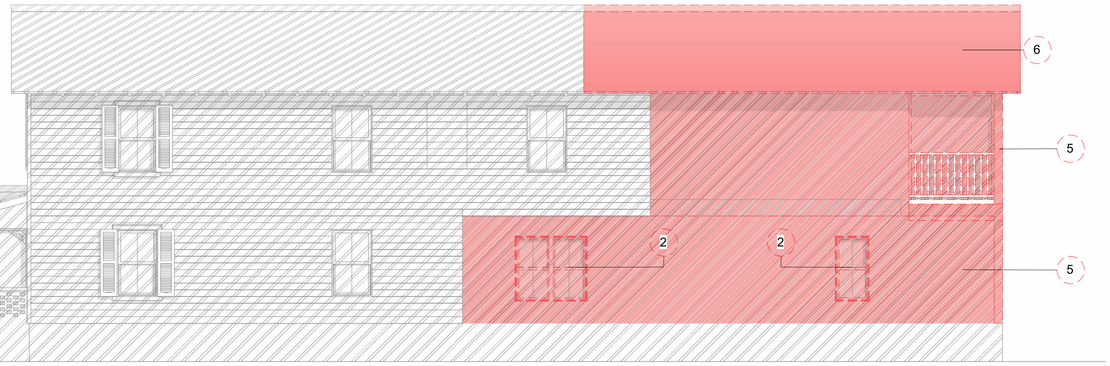
ARB Review



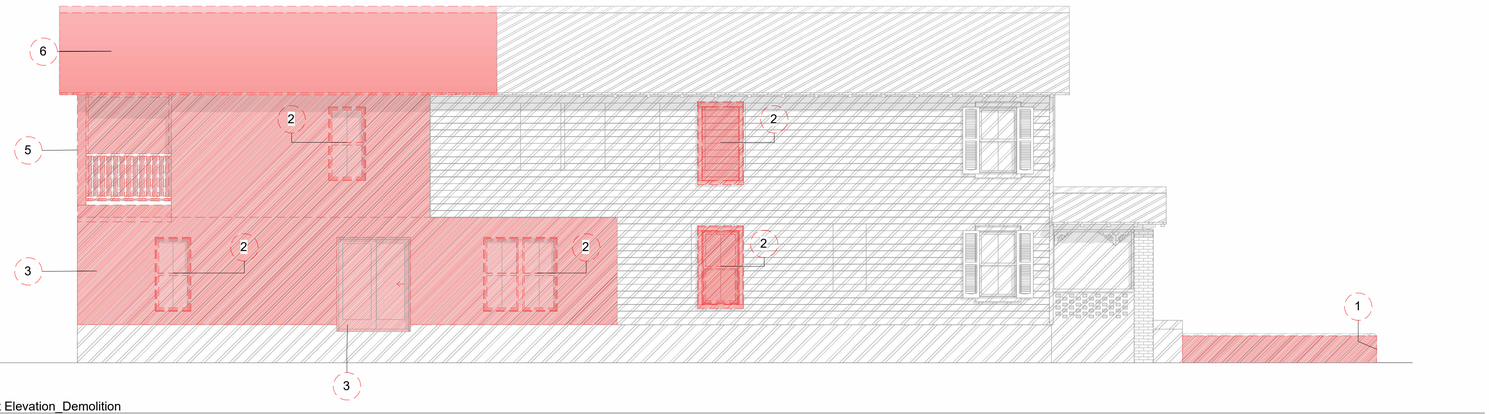
1 Front Elevation_Demolition
3/16" = 1'-0"



2 Rear Elevation_Demolition
3/16" = 1'-0"



3 Right Elevation_Demolition
3/16" = 1'-0"



4 Left Elevation_Demolition
3/16" = 1'-0"

Key Notes

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0' 2'-0" 4'-0" 8'-0"
If printed on 36x24
SCALE: 1/4" = 1'-0"

ARB Review

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In progress.
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Griese Residence
Historic Remodel

916 Duke St.
Georgetown, SC
Parcel ID: 04-0437-001-00-00

Wade & Melissa Griese
1420 Hemingway Hyw.
Hemingway, SC 29554

Project No.:
2603-062
Document Date:
07.20.2026
Document Phase:
ARB Review
Architect of Record:
Lina M. Jimenez SC L#11921
Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:

DH has not been hired to perform construction administration services

Elevations
Demolition

D02

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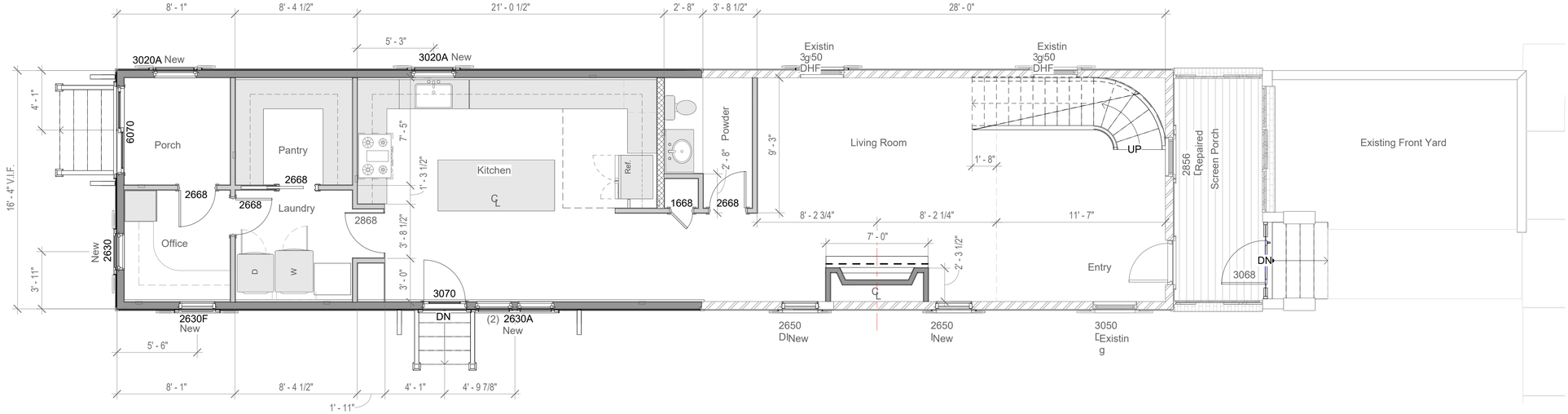
7/20/2026 7:58:49 AM

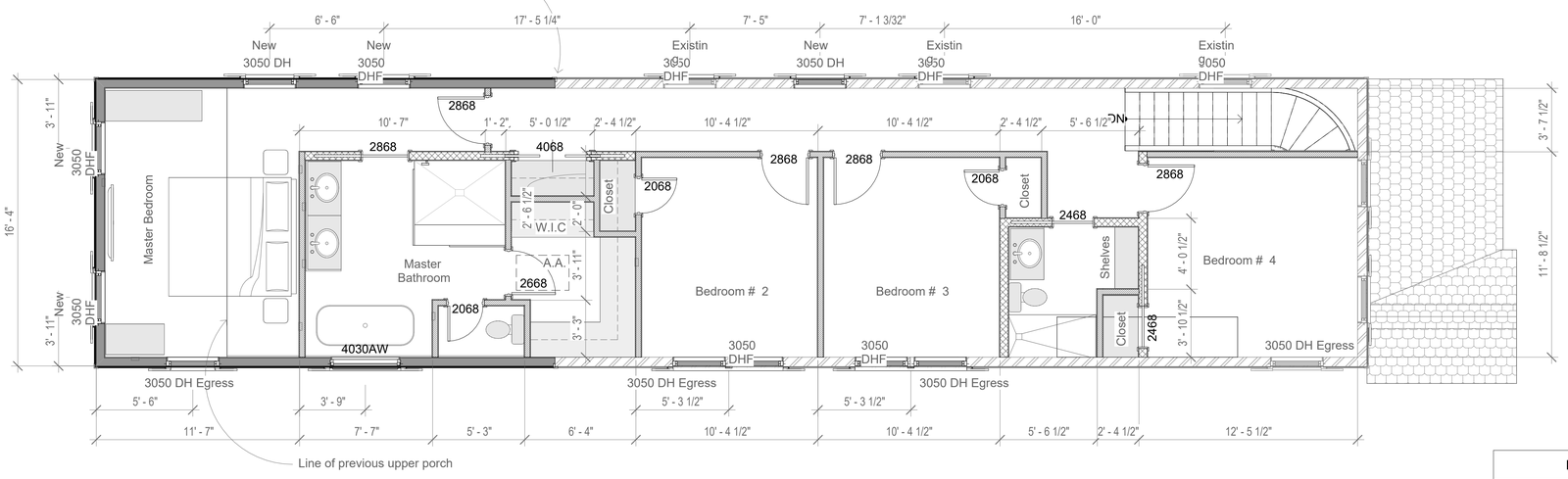
ARB Review

Note: There is a change in the wall structure type;
the contractor must verify the alignment of the exterior walls on-site,
as the wall is shown aligned at the construction joint for drafting purposes.



1 First Floor Plan New Work
Scale: 1/4" = 1'-0"

Note: There is a change in the wall structure type; we are removing the
existing Block Wall to be replaced w/ 2x6 Stud Wall
Contractor must V.I.F. the exterior alignment on-site,
as the wall is shown aligned at the construction joint for drafting purposes
on both sides of house



2 Second Floor New Work Plan
Scale: 1/4" = 1'-0"

BUILDING AREAS	
Description	**SF**
Sf. Heated First Floor	1191
Sf. Heated Second Floor	1125
Sf. Total Heated	**2316**
Sf. Front Screen Porch Existing	71
Sf. Front Porch	37
Sf. Total Unheated	**108**
Sf. Total Under Roof	**2424**

These areas are in progress, must of them still TBD and must be verified before final submittal to ARB and Construction.

0' 2'-0" 4'-0" 8'-0"
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ARB Review

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Griese Residence Historic Remodel

916 Duke St.
Georgetown, SC
Tax Map #: 000-00-00-000

Wade & Melissa Griese
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LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:
1 Date 1 Revision 1

DH has not been hired to perform construction administration services

First & Second Floor Plans New Work

A01

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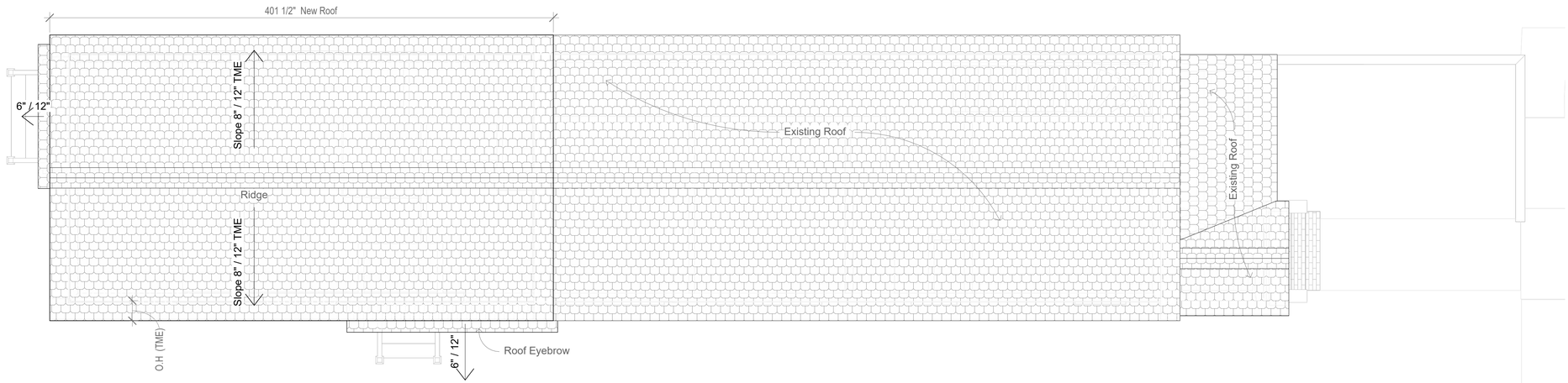
7/20/2026 7:58:52 AM

ARB Review



1 Roof Plan
1/4" = 1'-0"

General Roof notes:

1. Complete roof system is to be installed by licensed roofing contractor in compliance with tile manufacturer's written instructions and requirements.
2. Provide min. 36" ice & water shield at all eaves, ridges and valleys.
3. All roof flashing, as well as piping and curbs necessary for mechanical penetrations, shall be provided and installed by the roofing contractor.
4. Gutters & downspouts are to be prefinished aluminum, located and sized by gutter contractor. Color to be as selected by owner.
5. All roof leaders are to be tied into a piped subsurface drainage system.
6. Mechanical contractor shall provide a mechanical attic ventilation system in compliance with the current edition of the current residential code.
7. All penetrations to be located at rear or side of the house as unnoticeable as possible.
8. All penetration to be painted to match wall/roof color.
9. All penetrations to be kept at minimum and combined if possible.
10. (2) Layers of underlayment req. When pitch is 3:12.
11. Ridge/soffit vent calculated by others.
12. All roof overhangs are 12" unless otherwise noted. V.I.F. T.M.E.
13. All dormer overhangs are 12" and the side overhangs are 6" UON.

SCALE: 1/4" = 1'-0"

ARB Review

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Historic Remodel

916 Duke St.
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Parcel ID: 04-0437-001-00-00

Wade & Melissa Griese
1420 Hemingway Hyw.
Hemingway, SC 29554

Project No.:
2603-062
Document Date:
07.20.2026
Document Phase:
ARB Review
Architect of Record:
Lina M. Jimenez SC L#11921
Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:

DH has not been hired to perform construction administration services

Roof Plan & Sections

A02

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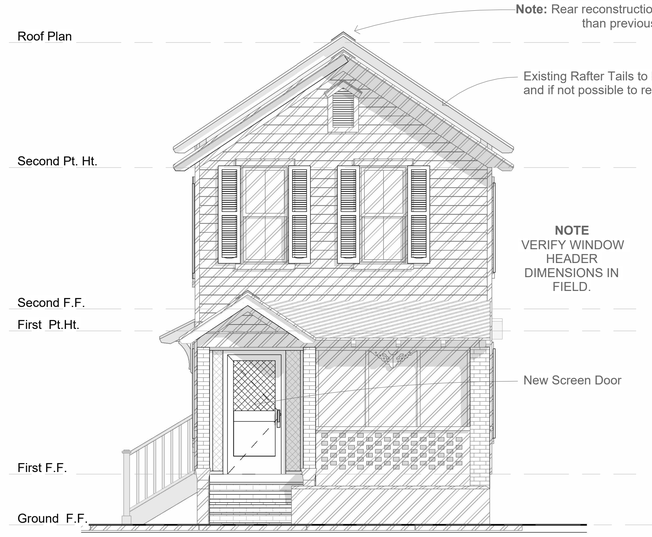
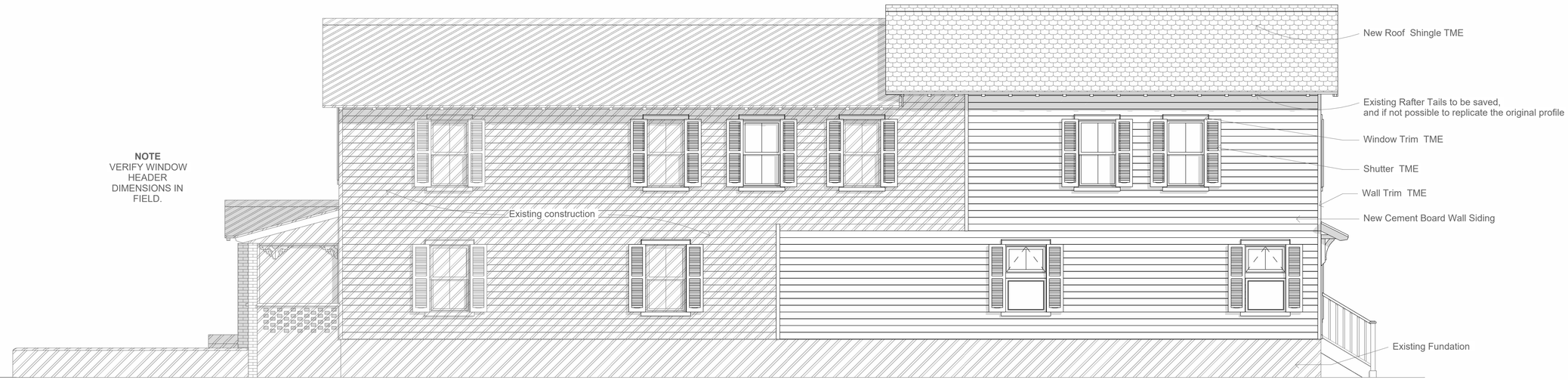
ARB Review



1 Front Elevation
1/4" = 1'-0"



2 Right Elevation
1/4" = 1'-0"

ARB Review

General Design Notes

1. These notes are an integral part of the building design drawings and are to be used in conjunction with the job specifications. When there are no specifications in addition to these notes the notes shall govern. When there is a specification in addition to the notes the most stringent of the two shall govern.
2. Contractor shall contact The Architect immediately upon discovery of any discrepancies, errors or omissions within The Construction Documents. This contact shall be made before proceeding with the work to give The Architect the opportunity to clarify their intent. Any work completed without this clarification will be subject to removal and correction at the contractor's expense.
3. The Contractor shall be responsible for reviewing the dimensions of the drawings and advising The Architect/Engineer of any differences in dimensions between the floor plans and sections and other drawings prior to commencing construction.
4. All drawings in this set become part and parcel of the project manual, and are to be used in conjunction with all specification divisions and sections and all other documents incorporated by reference.
5. All drawings shall be used in conjunction with all other drawings related to other disciplines. The General Contractor shall check and coordinate dimensions and clearances with the work of all trades.
6. The Contractor is instructed to make every attempt to confine work which may interfere with the normal daily operations of any surrounding business and/or public area. Excessively loud work will be restricted to nights and
Weekends and shall be coordinated with the owner.
7. Interruptions of utilities shall not proceed without prior consent of the owner, and shall be returned to normal operating conditions in the quickest time possible.
8. The contractor shall comply with all pertinent codes, standards, regulations, and applicable laws. Most current Codes govern.
9. The contractor shall review all sections of the work and coordinate all applicable work of all trades.
10. If The Contractor observes that the contract documents are in variance with any laws, regulations, codes or ordinances, he shall notify The Architect/Engineer and not proceed until necessary revisions required for compliance with said laws, regulations, codes and ordinances have been effected per contract.
11. Provide solid 2x wood blocking within stud walls at all anchorage locations of cabinets, door stops, toilet room accessories and other wall anchorage items. Anchorage through gypsum board alone is not acceptable.
12. All sections and details are typical at similar locations and where applicable.
13. The Contractor shall be responsible for laying out the work and verifying all documents, dimensions and existing conditions. Any discrepancies shall be reported to the architect/engineer and work shall not proceed unless
directed by The Architect/Engineer.
14. The Contractor shall keep the premises free from accumulations of debris or rubbish caused by the work or his employees, subcontractors, etc. And pay all associated costs for containment and disposal.
15. The Contractor shall obtain and pay all costs of permits, fees, licenses, etc. Necessary for the completion of the work. A separate permit is required for sign installation.
16. Fire stop and draft stop per Sections R-402.7 and 402.8.
17. The General Contractor shall provide all labor, material, and equipment required to construct a complete and operational building as shown on these drawings and specified herein (unless noted otherwise).
18. All work is to be performed in a competent workmanship manner as approved by The Architect/Engineer and shall be neat in appearance when completed.
19. Dimensions are face of stud to face of stud or masonry CMU (unless otherwise noted).
20. Grab bars shall be capable of supporting a 250 pound load applied in any direction, anywhere along length.
21. The Contractor shall provide adequate temporary bracing, shoring and guying of framing and walls against wind, construction loads and other temporary forces until such protection is no longer required for the safe support of the framing.
22. These drawings do not contain necessary components for safety during construction.
23. Provide painted metal access panels in walls and ceilings at concealed items such as valves, shock absorbers, controls, switches, etc. And any items which may require access not otherwise provided.
Mechanical contractor
Shall furnish and general contractor shall install access doors in finish work as required for access to Mechanical Equipment.
24. Dimensional lumber shall have a maximum moisture content of 19%.
25. Flooring shall be 3/4" minimum thickness tongue and groove exposure I plywood or approved equal, APA rated sturd-1-floor 24"o.c. fasten sheathing with 8d ring shank nails at 6"oc at panel edges and at 12"o.c. at intermediate supports. Provide glue at all supports.

0' 2'-0" 4'-0" 8'-0"
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SCALE: 1/4" = 1'-0"

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Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:

DH has not been hired to perform construction administration services

Front Elev., Right Elev., Sections & Notes

A03

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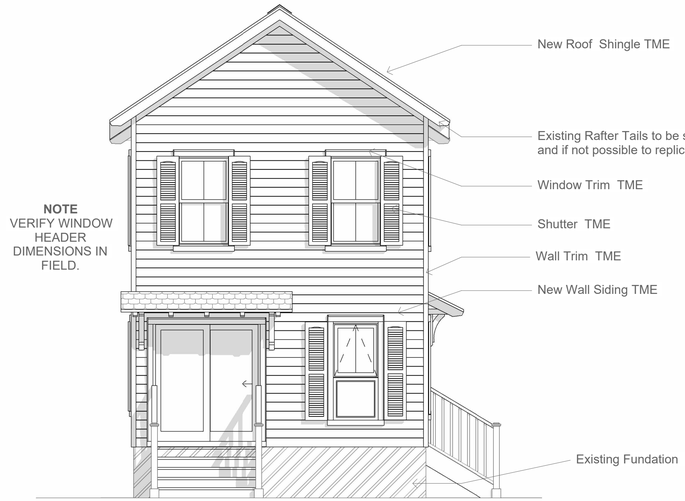
7/20/2026 7:59:18 AM

ARB Review



1 Rear Elevation
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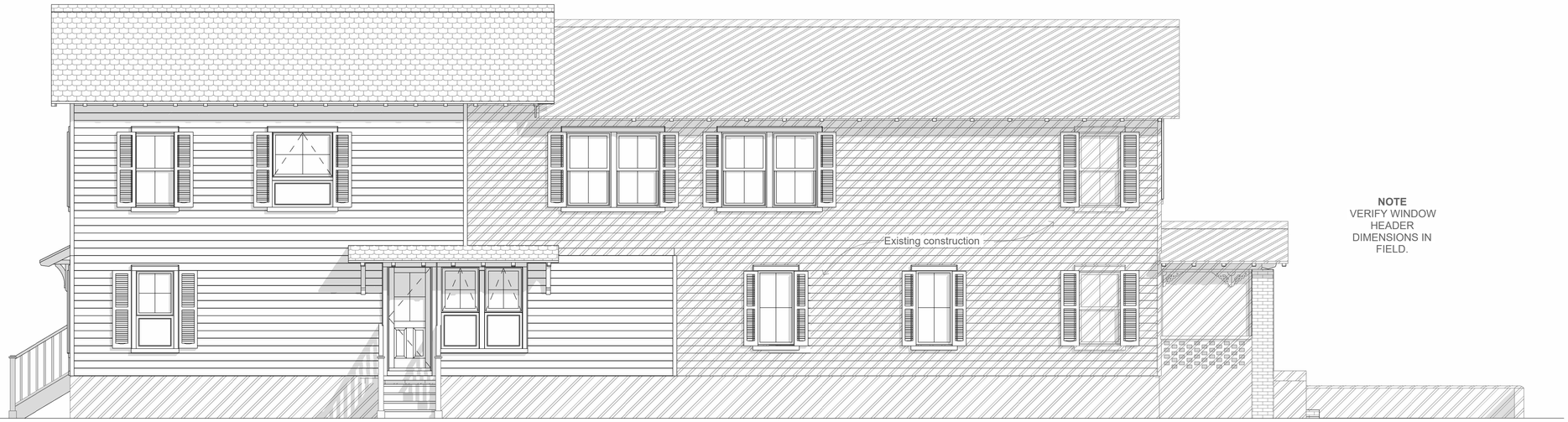


2 Left Elevation
Scale: 1/4" = 1'-0"

26. Plywood for roofing shall be as follows: 7/16" APA rated sheathing, 24/16 exposure 1, fasten sheathing with 8d ring shank nails at 6" at panel edges and 12" intermediate supports. Provide plywood clips @ 12"c/c at unsupported edges.
27. Wall construction shall conform to the following unless noted: walls up to 8'-1" to 9'-1" high - 2x4's @ 16" c/c sheathing
For exterior walls shall be 7/16" thick APA rated sheathing 24/16, exposure 1. Fasten with 8d ring shank nails at 6"oc at panel edges and 12" o.c. at intermediate supports.
28. Wood exposed to weather in the finished structure, sill plates and the bottom plates of walls bearing on concrete or masonry shall be southern pine no.2 dense and shall be treated with the oxide form of alkaline copper
Quat (ACQ) at the rate of 0.40 pounds per cubic foot. Metal connectors shall be g-185 HDG meeting ASTM A653; screws, nuts, and bolts & washers shall be post hot-dipped galvanized meeting ASTM a153; common nails, gun nails shall be G185 HDG meeting ASTM a153.
29. Unless specifically shown otherwise wood construction shall conform with the "national design specification for wood construction" and "design values for wood construction" - 1997 edition.
30. Steel fabrication and design shall comply with AISC "specifications for structural steel buildings - allowable stress design and plastic design - effective June 1, 1989. All steel shall be fabricated from ASTM A36 steel, FY = 36 KSI. Welding shall be performed in the shop by an approved fabricator or certified welder under the supervision of the special inspector.
31.Concrete work shall comply with: a) ACI 301-99 "specifications for structural concrete for buildings" b) ACI 318-99 "building code requirements for reinforced concrete"
32. Protect all existing fixtures, site construction, concrete and other such existing finishes scheduled to remain. All damage to these areas shall be repaired at the expense of the contractor.
33. Owner will be responsible for and maintain builder's risk insurance throughout the project.
34. Sprinkler, plumbing, mechanical, or electrical contractors shall not penetrate or cut structural members without prior approval from the structural engineer.
35. The General Gontractor shall maintain a current and complete set of construction drawings on the site during all phases of the construction for use by all trades.
36. The Contractor shall be responsible for becoming familiar with the project schedule and deadlines, and for advising The Architect of all long lead time items and shall submit order confirmations of such long lead time items to The Architect with delivery dates.
37. Install all manufacturer's items, materials and equipment in strict accordance with the manufacturers recommended specifications, unless otherwise specifically noted and reviewed by The Architect.
38. Each contractor shall be responsible for obtaining & maintaining builder's risk insurance throughout the project
39. The General Contractor shall provide a sufficient number of #2A10BC rated fire extinguishers in order that all partitions of the bldg. are within 75' travel distance of said extinguisher and that at least one # 2A10BC fire extinguisher is provided for each 3,000 Sq. Ft. of floor space. Also provide a 40-B rated fire extinguisher in the kitchen (s).
40. Unless specifically shown otherwise, the design, fabrication and installation of all light gauge metal framing must be governed by the latest issue of the 'light gauge steel framing specification' issued by ML/SFA, and the specification for the design of cold formed steel structural member' issued by AISI.
41. Unless specifically shown otherwise, all masonry work shall follow the data contained in "recommended practices for laying concrete block" by the Portland Cement Association.
42. Concrete housekeeping pads shall be provided by the general contractor. Pads to suit equipment supplied by other trades shall be sized and located by that particular trade. Minimum concrete pad thickness shall be 4 inches. Pad shall extend beyond the equipment a minimum of 6 inches on each side.
43. All penetrations (pipes, conduits, ducts, etc.) through walls shall be sleeved and/or sealed as detailed elsewhere on these drawings. Fire rated walls and floor assemblies (as indicated on the architectural plans) shall receive fire-stop sealants, matching the walls fire rating, and meeting A.S.T.M. #E-814, E-119, UL-1479, & UL-263. All materials shall be approved by the local building code authorities.
44. The General Contractor will leave openings in new installation of ceiling construction necessary for miscellaneous items supplied by other trades. Those trades shall supply and position sleeves for said materials for The General Contractor to place in construction.
45. All cutting and repairing of existing structure required by this work shall be completed by The General Contractor (unless otherwise noted). Structural changes shall be reviewed by The Architect.
46. The word "provide" when used shall mean "furnish and install complete and ready to use."
47. All contractors shall be responsible for coordinating with their respective local utility companies, and for paying all associated costs.

0' 2'-0" 4'-0" 8'-0"
If printed on 36x24
SCALE: 1/4" = 1'-0"

Design House
Architecture
Planning & Drafting Studio
75 Calvert Ct.
Pawleys Island, SC 29585
843.318.9663
www.DesignHousePlanning.com

STATE OF SOUTH CAROLINA
DESIGN HOUSE LLC.
N° 102202
CERTIFICATE OF AUTHORIZATION

These documents and plans are an instrument of service and the sole property of DESIGN HOUSE LLC. and are subject to Copyright Law.
These drawings are prepared for one building. DH written permission shall be required for each repeat or re-use prior to use.

In progress.
*All details not shown.
* All dimensions are to be verified in field.
* All aspects of drawings to be refined/revised.

Griese Residence Historic Remodel

916 Duke St.
Georgetown, SC
Parcel ID: 04-0437-001-00-00

Wade & Melissa Griese
1420 Hemingway Hyw.
Hemingway, SC 29554

Project No.:
2603-062
Document Date:
07.20.2026
Document Phase:
ARB Review
Architect of Record:
Lina M. Jimenez SC L#11921
Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:

DH has not been hired to perform construction administration services

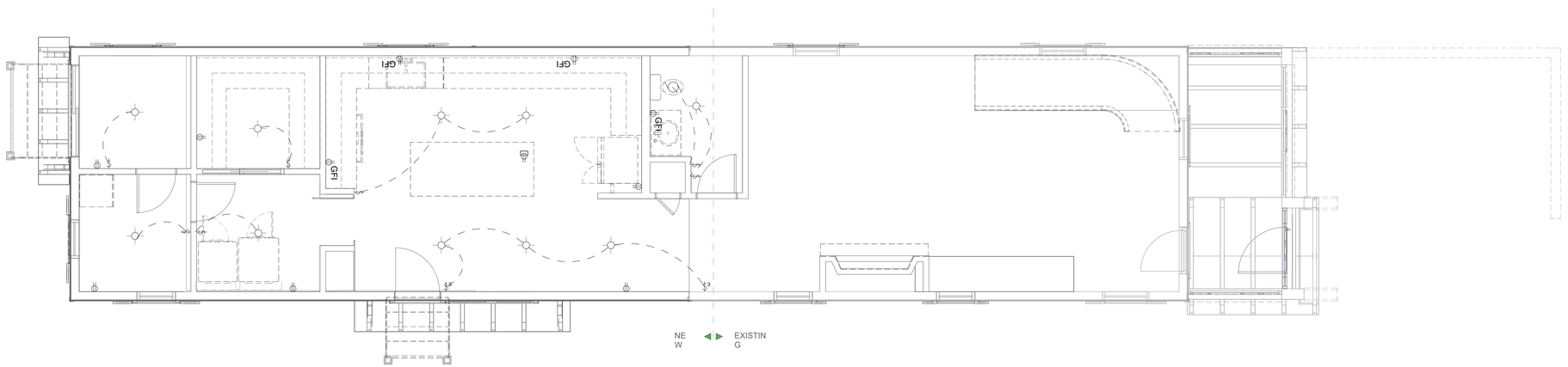
Rear Elev., Left Elev., Details & Notes

A04

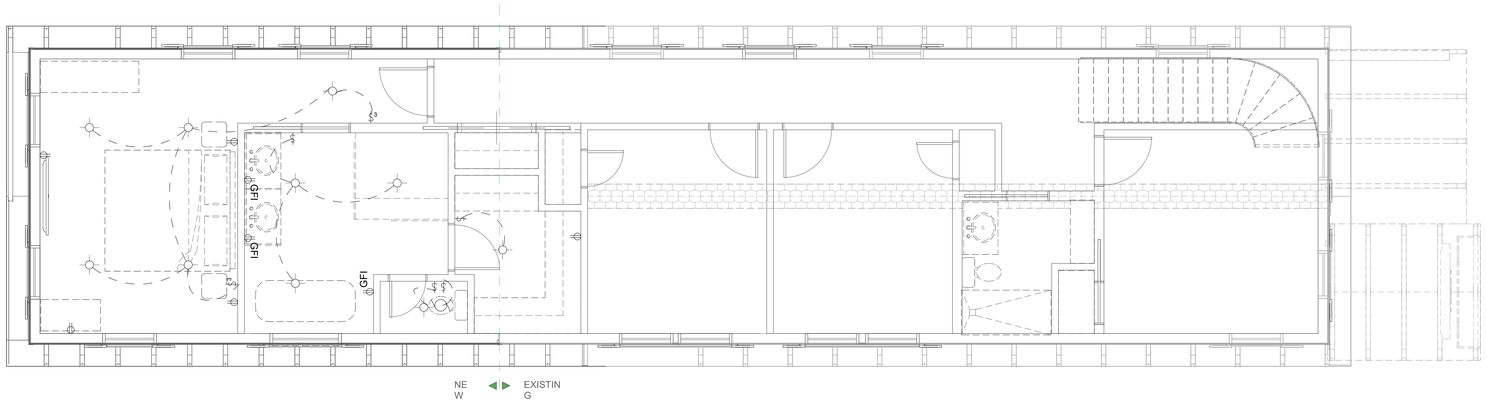
ARB Review

Note: Contact and verify with Design House any plan, dimension, or other discrepancies. It's crucial to verify all windows, doors, fixtures, appliances, and design selections (including sizes and styles for windows and doors) directly with the homeowner before any plan submissions or material orders. This prevents costly adjustments later. All bedrooms required a min. egress exist meeting: The minimum net clear opening area is 5.7 square feet, with a minimum width of 20 inches and a minimum height of 24 inches

7/20/2026 7:59:24 AM



1 First Floor Electrit PLan
1/4" = 1'-0"



2 Second Floor Electric Plan
1/4" = 1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE @ 12" A.F.F.
	CAR CHARGER
GFI	DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER
$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
	FLUORESCENT LIGHT FIXTURE
	GARAGE DOOR OPENER
	RECESSED (HIGH HAT) LIGHT FIXTURE
V	RECESSED (HIGH HAT) LIGHT FIXTURE - VAPOR PROOF
	EXHAUST FAN W/LIGHT
D	DIGITAL KEYPAD
S	SMOKE DETECTOR - CEILING 110 V HARD WIRED W/ BATTERY BACKUP
Sc	CARBON MONOXIDE DETECTOR - MOUNTED 110 V HARD WIRED W/ BATTERY BACKUP
	SECURITY LIGHT - SOFFIT MOUNTED NO HIGHER THAN THE CEILING OF THE FIRST FLOOR HOODED. FOR TEMP. ILUMINATION ONLY

ELECTRICAL NOTES

1.the Drawings Are Diagrammatic And Indicate The General Arrangement Of The Electrical Work.
2.the Electrical Contractor Shall Comply With All Applicable Local Codes.
3.the Electrical Contractor Shall Verify Exact Locations Of Fixtures And Outlets At Job Site Before Rough In
4.the Electrician Shall Coordinate The Exact Location Of All H.v.a.c. Equipment Before Roughing In For Power And Wiring Control Layout And Installation.
5.the Owner Will Select All Ceiling Fans And Fixtures Which Are To Be Installed By Electrical Contractor
6.garage O.h. Door To Be Equipped With Obstruction Semsors
7.arc Fault Protection To Be Provided Per Nec 2017 Sec. 210.12
8.all Switch Plates Are To Be Installed At 48" A.f.f.
9. All Fans To Be Centrally Located (u.o.n)

0' 2'-0" 4'-0" 8'-0"
If printed on 36x24
SCALE: 1/4" = 1'-0"

ARB Review

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Design by:
LMJ/OL
Drawn by:
RA
Review by:
LMJ
Revisions:

DH has not been hired to perform construction administration services

Electric Distribution

E01

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0028 – Request: Additions at 416 Front Street. TMS# 05-0032-015-00-00 Request to install an in-ground pool with surrounding masonry deck, and a storage shed that is 12' x 24' in size.

Per the Applicant, the pool and storage shed will be separated 13 feet from one another.

PROPERTY INFORMATION:

Address:	416 Front Street
Applicant/Property Owner:	Jack Morgan, Morgan Jack Jr Trustee
Zoning District:	High Density Residential (R4) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Historic District Residential (*Reference item 2*)
Flood Zone:	AE10 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (*See attached*)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2012 Standards for Residential Properties – Setting

2012.3 Garages, Sheds, Outbuildings, and Ancillary Outdoor Structures

2012.301 Policy and Justification

Outbuildings are part of the historical and architectural significance of the historic district and reflect the cultural and technological changes over time. Historic outbuildings should be preserved and maintained. They should be repaired with materials and details to match the original. Georgetown has a tradition of ancillary and support buildings constructed in the rear yard of dwellings. These types of structures are appropriate if they are compatible with the primary dwelling in design and materials and are sited at traditional locations at the rear of the dwelling and not readily visible. The general approach to new construction for outbuildings is to be secondary in scale and compatible with adjacent dwellings. Compatible means reinforcing typical features that the primary dwelling on the lot may have as well as other dwellings and outbuildings along the block. Architects and property owners are encouraged to design outbuildings compatible with the context of primary dwellings on the

lot and adjacent historic dwellings. Replications or reproductions of historic designs are also appropriate and acceptable for Georgetown's historic residential areas. The erection of ancillary outdoor features may be appropriate if they are sited in rear or side yards not readily visible from the street and adequately screened.

2012.302 Standards

(1) Repair or replace original materials with in-kind materials to match.

(2) Original garages, carriage houses, sheds, and outbuildings that retain their historic architectural character should be preserved and maintained.

(3) Original outbuildings should be repaired with materials to match the original. If original garage doors on contributing buildings are missing or damaged, sectional overhead roll-up doors and side-hinged doors of wood in historic designs are appropriate. For non contributing buildings these designs are also recommended, and doors of metal, composite, and other alternative materials will be considered.

(4) Replace damaged or deteriorated sections of historic garages and accessory structures, only if deteriorated beyond repair and with in-kind materials to match the original. Where possible, replace only the damaged or deteriorated portions rather than the entire feature.

(5) Outbuildings were often built without gutters and those of frame construction may have deterioration of the sills and lower siding materials. If this is the case, consider only repairing these damaged areas rather than replacing the entire structure. Original foundation materials should be preserved and maintained.

(6) New garages and outbuildings should follow the historic setback for an outbuilding or garage on the property or patterns of other garages and outbuildings in the streetscape or historic district.

(7) Reconstruction of a missing or replacement garage or outbuilding must be based on accurate evidence of the original configuration, form, massing, style, placement, and detail and confirmed with photographs or other documentation of the original building.

(8) The design of new garages and outbuildings must be secondary to that of the primary historic dwelling. Under no circumstance should any outbuilding be larger than the primary structure.

(9) New garages and outbuildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color, and detail to the primary dwelling and should relate to similar secondary buildings along the block.

(10) Materials used for new garages and outbuildings should reflect historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding are not sufficiently durable for exterior use and are not appropriate.

(11) New outbuildings should be added in traditional locations such as along rear or side lot lines or in rear yards not readily visible from the public right-of-way.

(12) The spacing and size of window and door openings in a new garage or outbuilding should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.

(13) Metal garage doors with a paneled design may be appropriate. These doors can be used on garages that are located at the back of the lot and are minimally visible

from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, install solid wood or wood garage doors with a paneled design.

(14) At double garages, two single garage doors rather than one larger, double door shall be installed. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary dwelling.

(15) Prefabricated storage units less than six feet in height may be appropriate for back yards if not visible from the public right-of-way. Prefabricated carports and sheds are not permitted.

(16) The appearance and location of a new outbuilding should be based on the appearance of the historic outbuilding if such existed. Use historic photographs and other documentation such as Sanborn Fire Insurance maps for guidance as to size and location of a previous outbuilding on the property.

(17) If documentation of a historical outbuilding at the site is not available, the size, design, and location of a new outbuilding should be in keeping with other outbuildings in the block and historic district and complement the design of the main structure.

(18) If mechanical equipment, skylights, or solar panels are placed on the roof of a garage or other outbuilding, they should be set back or screened so that they are not readily visible from the public right-of-way.

(19) The installation or erection of ancillary outdoor features will be considered if located in rear or side yards, of a scale appropriate for the location, built with materials traditionally found in the historic district such as wood or brick, and such features complement the architectural design of the dwelling or main building and other improvements on the property and adjacent properties. In some instances, a readily visible ancillary outdoor feature may be required to be adequately screened to lessen its visual impact.

(20) New carports should be located at the rear of dwellings and not visible. Carport designs with flat roofs and metal support columns and are not compatible with historic building designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings visible from the street. Carports should be reflective of the architecture of the house and not detract from the dwelling's original design.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

802 Accessory Use, Building, Structure.

No accessory building, structure or use in any district shall be established, erected, or maintained without a principal use or without a permit. Accessory uses, buildings and structures shall not be located forward of the principal structure.

802.1 General Provisions. All zoning districts shall limit cumulative area of accessory uses, buildings and structures to 10% of the gross square footage of the parcel. A site plan shall be approved by the Zoning Administrator and a permit shall be required.

802.101 Pools shall not count towards the maximum number of accessory structures but shall count towards maximum gross square footage and shall adhere to setbacks and separation requirements.

802.102 Commercial Shipping Containers shall only be utilized for Temporary Storage purposes.

802.103 Temporary storage units shall require a permit, shall not remain on-site for more than 30 days, must be placed out of view from the public right-of-way, and shall be securely anchored. Successive or repeated permits for temporary storage units intended to extend occupancy beyond the 30-day limit shall not be permitted.

802.2 Residential Properties.

Each accessory use, building or structure shall be separated at least six (6) feet from any other building, structure, use or property line.

802.201 Accessory uses, buildings, and structures in residential zoning districts shall be limited to three (3) per parcel and shall be no more than 20 feet in height.

802.202 The establishment of any accessory building or structure shall not result in accessory uses, buildings, and structures exceeding 2,500 square feet in total.

802.203 No one accessory use, building, or structure in a residential zoning district shall exceed the size of the primary accessory use, building or structure.

802.204 Additions attached to the primary structure via a conditioned walkway, as well as attached decks, carports and garages (open-air or enclosed) shall not be considered accessory structures and must comply with setback requirements as defined in Article V: Area, Yard, and Height Requirements for the applicable zoning district.

802.205 Buildings or structures either entirely detached or attached via a non-conditioned walkway are to be considered accessory structures.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View

Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Overview | Activity | Records | Files

Flood zone	AE
Coastal A zone	No
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	10.0 ft
Design Flood Elevation	12.0 ft
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0847
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0032-014-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 412 Front Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: Georgetown Historical Society Site # 64.

Other Designation:

Property Description

Construction Date: c. 1750

Commercial Form:

Stories: 2 stories

Alteration Date: c. 1910, c. 194

Historic Core Shape: L

Roof Features

Shape: cross gable

Materials: composition shingle

Porch Features

Porch Width: facade and right elevation

Shape: hip

Construction Method: frame

Exterior Walls: weatherboard

Foundation: stuccoed masonry

Significant Architectural Features: Georgetown Single House: Long elevation faces east and set far back from Front Street, 1/1 sash, large central stuccoed chimney, Tuscan posts and slat balusters.

Alterations: c. 1910: wrap-around porch on right side elevation, partially enclosed with 2-story ell featuring 1-story square bay, 1-story addition off rear of ell. c. 1940: porch on Front Street elevation enclosed.

Architect(s)/Builder(s):

Historical Information

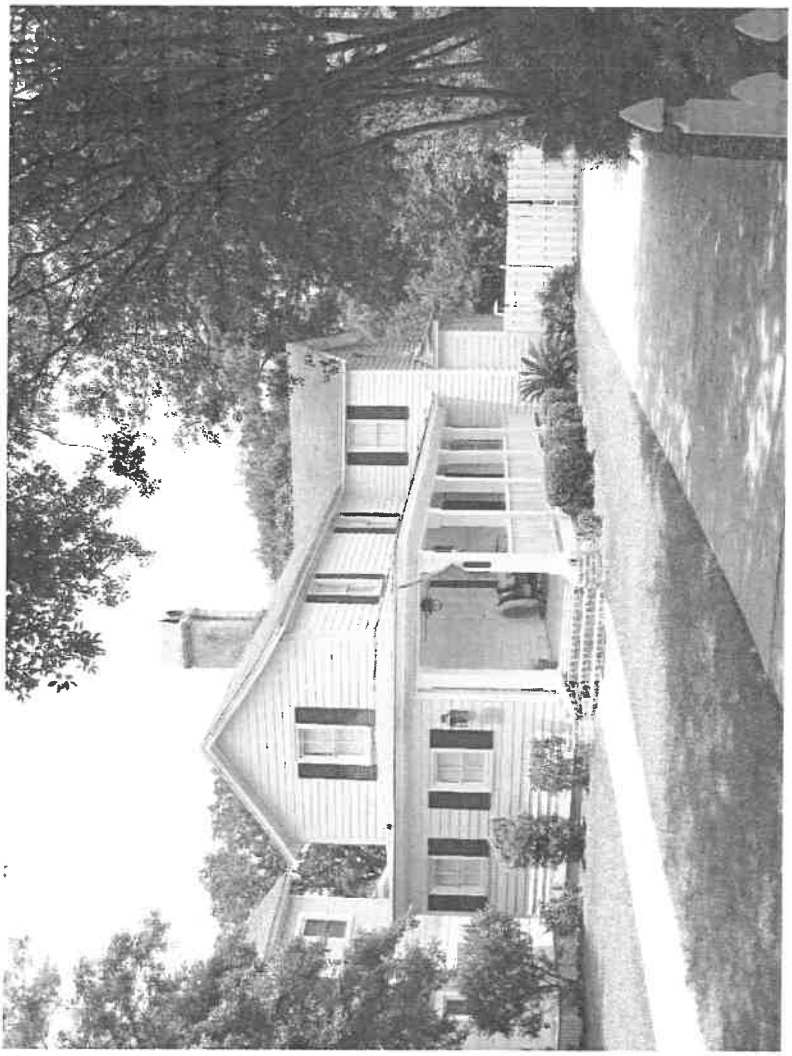
Historical Information:

Source of Information: Sanborn Maps: 1894-1942.

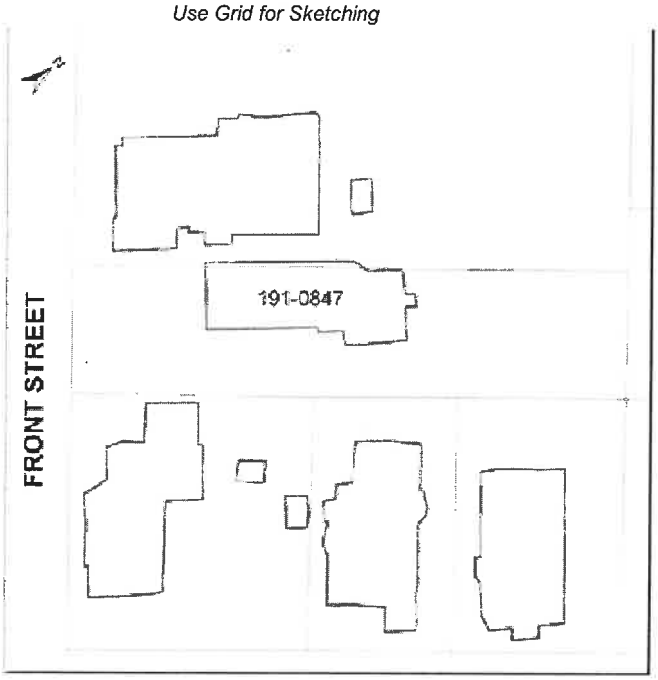
Photographs

Roll No. Neg. No. View of

Façade and Side Elevations, Looking N
Façade, Looking NE



Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/27/2010

191-0847 412 Front Street

Date Filed: _7/3/26_____ **ARB Request Form** Appeal #: _____

Description of Request:

Two-part request;

1) In-ground concrete pool, measuring 12' x 30', inclusive of 6' x'8' spa. Pool beam (top rim) set at 78" to 80" AMSL, 14" above surrounding masonry deck which is beige color pavers measuring 24" x 24". Total paver deck is estimated at 820 SF. Pool coping will be matching beige 12' x 24" pavers 1.25" thick. Gunite to be soft blue/beige.
2) Portable building (storage shed) measuring 12' x 24', located 9' directly east and parallel to the pool, abutting pool deck. Exterior wall height at eaves is approximately 7'10". Color of siding, trim and roof will be consistent with dwelling, samples of siding & trim colors attached. Roof material, charcoal metal, will be consistent with existing rear addition roof to dwelling.

As illustrated on the site plan, neither pool nor building will be visible from the street.

List of materials to used;

1) Concrete and Gunite pool, 12" x 24" and 24" x 24" beige color pavers, 1.25" thick. Ceramic tile trim.
2) Exterior finish consists painted 5/8' textured plywood, 1" x 3.5" painted trim, Onyx metal roof, 3' x 3' double pane windows, 3' x 6'8" 9-lite door, 1 roll-up 6' wide garage door. Interior to be unfinished, without electricity, plumbing or HVAC.

In addition to this application, the following supporting materials have been submitted.

1) Sample photo of pool finish, sample photo of paver material
2) Building elevations for portable building, Benjamin Moore color samples for siding and trim.

Survey illustrating placement of existing dwelling, setback, side and rear building lines, relative elevations and positioning of proposed pool and building.

Elevation Certificates

I certify that all the information included within this application is accurate and true:

Signature: Date: 7/3/2026

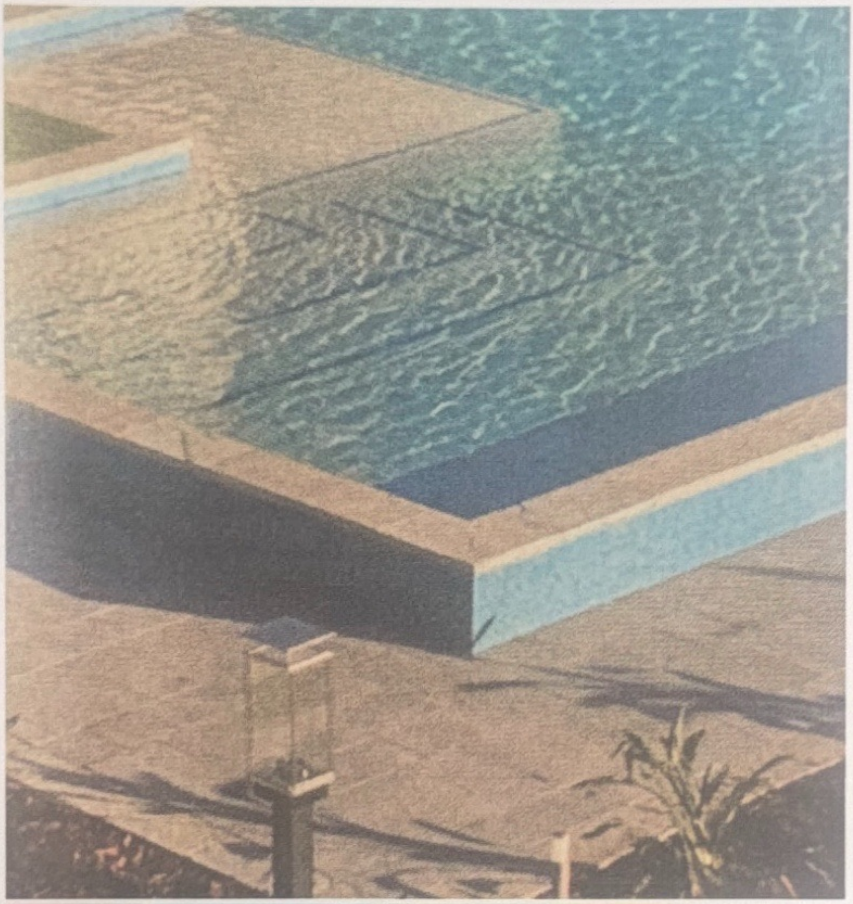
Date Filed: _____ **ARB Request Form** Appeal #: _____

Description of Request:
List of materials to be used:
In addition to this application, the following supporting materials have been submitted.
I certify that all the information included within this application is accurate and true:

Signature:	Date:

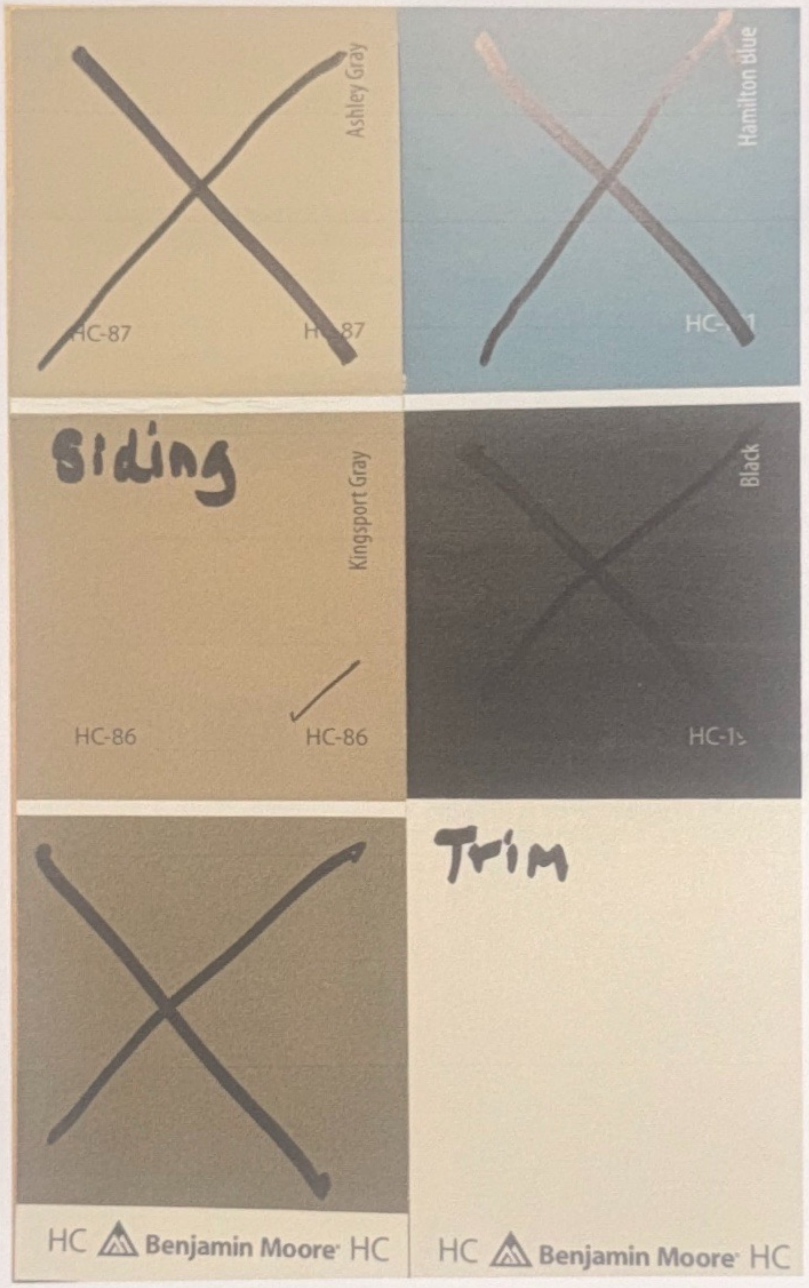
FOR OFFICE USE ONLY	
Appeal Number:	Applicable fee:
Date Received:	Meeting Date:
Code Compliance	
Building Code:	
Flood Code:	
Zoning Code:	
Notes:	

Sample photo of pool finish, sample photo of paver material



Illustrating elevation of pool beam, color of coping & paver deck

Illustrating color of tile between pool beam and paver deck



Illustrating color of siding and trim for Utility Shed Building between

GracelandPortableBuildings.com
6807 US-62, Bardwell, KY 42023
888-472-2304

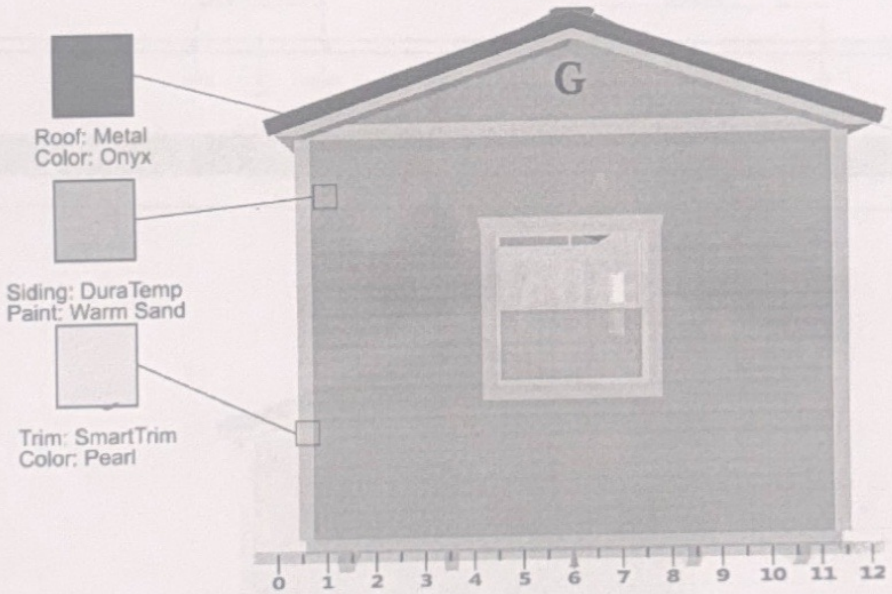
GRACELAND PORTABLE BUILDINGS®
Look for the "G"

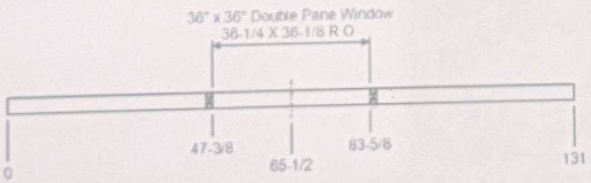
ConfigId: CPQ533990
Zip Code: 29440
Build Order
Date: 6/24/26

General Info	
Series:	Signature
Building Type:	Utility Shed
Width:	12 Feet
Length:	24 Feet
Floor Spacing:	12" OC
Floor Type:	5/8" Treated Plywood
Wall Studs:	2x4 Wall Studs
Stud Spacing:	16" OC

General Info	
Siding Style:	DuraTemp
Roof Material:	Radiant Barrier
Front/Left Loft:	None
Rear/Right Loft:	None
Building Spec:	Standard
Building Wrap:	Yes
Roof Pitch:	4:12
Dormer Length:	8FT Dormer

Wall 1

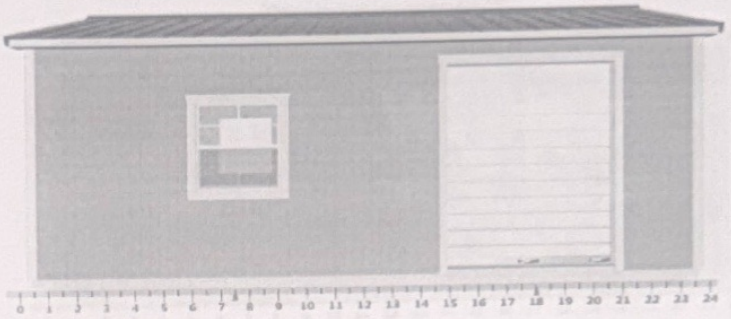


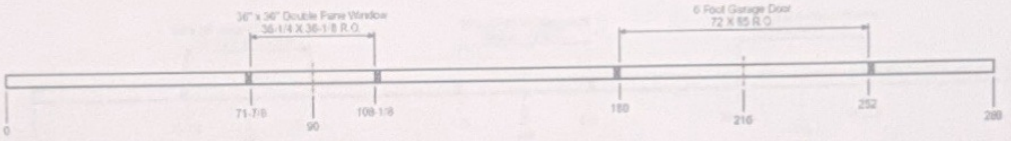


Wall Options	QTY
36" x 36" Double Pane Window	1

Wall Options	QTY

Wall 2

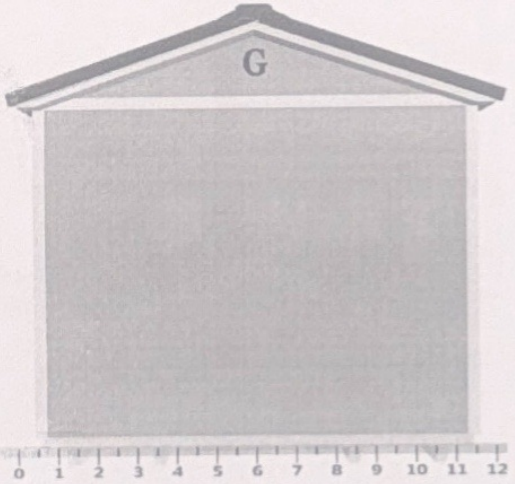


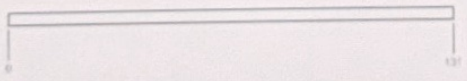


Wall Options	QTY
6 Foot Garage Door	1

Wall Options	QTY
36" x 36" Double Pane Window	1

Wall 3



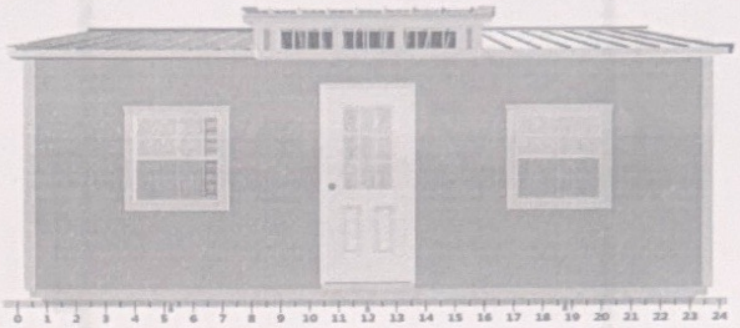


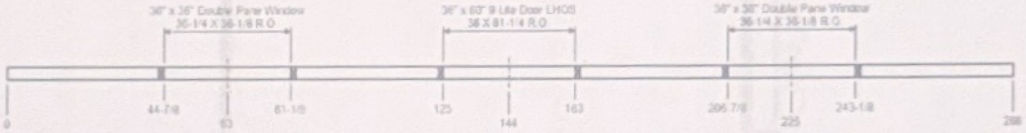
Wall Options	QTY

Wall Options	QTY

ConfigId: CPQ533990

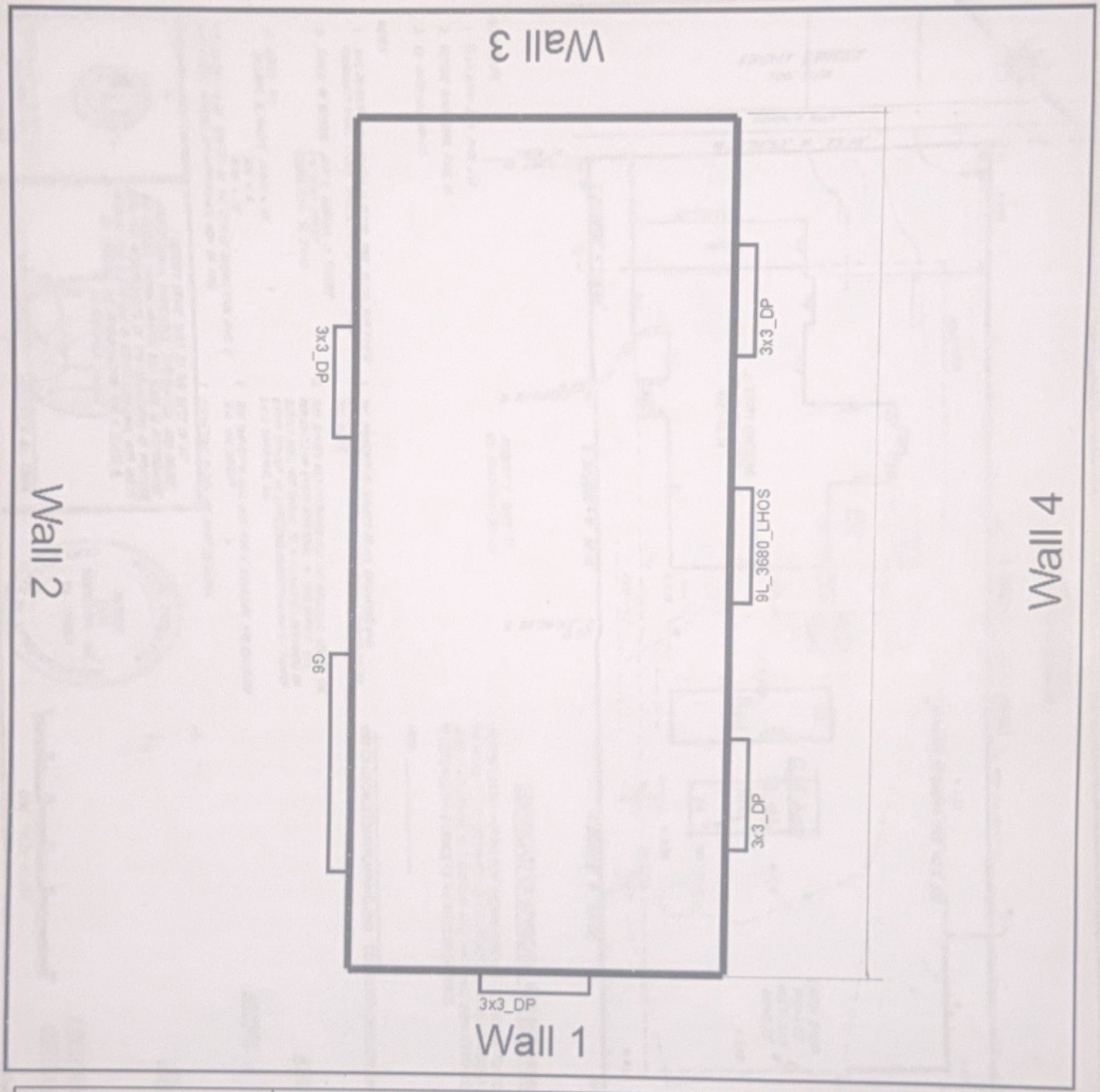
Wall 4



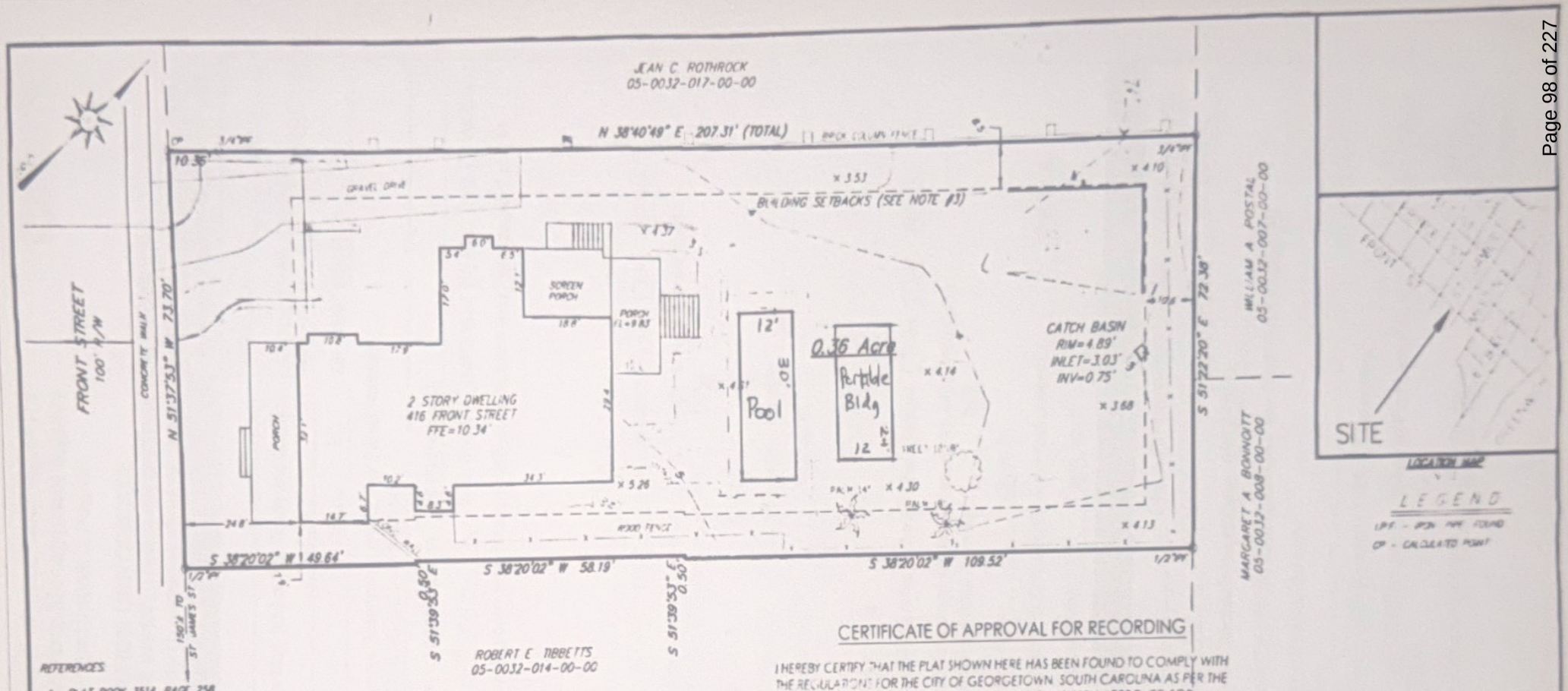


Wall Options	QTY
36" x 80" 9-Lite Door LHOS	1

Wall Options	QTY
36" x 36" Double Pane Window	2



Wall 1	Wall 2	Wall 3	Wall 4



REFERENCES:

1. PLAT BOOK 3514, PAGE 258
2. RECORD BOOK 3968, PAGE 61
3. 05-0032-015-00-00

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE-10, PER F.I.R.M. COMMUNITY PANEL 45043C 0485 G, REVISED 05-09-2023.
2. OWNER OF RECORD: JACK C. MORGAN, Jr., TRUSTEE
   416 FRONT STREET
   GEORGETOWN, SC 29440
3. ZONED: R4
   BUILDING SETBACKS: FRONT = 25'
   SIDE = 8'
   REAR = 10'
   * SETBACKS TO BE VERIFIED BY THE CITY OF GEORGETOWN (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR APB)
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
7. ELEVATIONS SHOWN ARE NAVD 88 DATUM.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS FOR THE CITY OF GEORGETOWN, SOUTH CAROLINA AS PER THE LAND DEVELOPMENT REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

Date _____

_____
CITY OF GEORGETOWN PLANNING AND COMMUNITY DEVELOPMENT

PARKER LAND SURVEYING, LLC
400 CHURCH STREET
GEORGETOWN, SC 29440
PHONE (843) 485-4408
JOB # 6220-3/3 PJG

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B AS SPECIFIED THEREIN.

GREGORY F. CUNNINGHAM S.C.P.L.S. No. 17824

SOUTH CAROLINA
PARKER LAND SURVEYING, LLC
No C03814
CERTIFICATE OF AUTHORIZATION

0 10 20 30 40 60
ONE INCH = 20'

SITE PLAN

SHOWING A PROPOSED GARAGE
ON A 0.36 ACRE LOT,
BEING A PORTION OF CITY LOT 241 & 242,
SURVEYED FOR

JACK C. MORGAN, Jr.,
TRUSTEE

LOCATED IN THE CITY OF GEORGETOWN,
GEORGETOWN COUNTY, SOUTH CAROLINA
DATE: JUNE 18, 2026

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Jack C. Morgan

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 416 Front Street

City: Georgetown State: SC ZIP Code: 29440

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Lot 242 and Portion of Lot 241, City of Georgetown TMS 05-0032-015-00-00

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Portable Shed

A5. Latitude/Longitude: Lat. 33-21-50.4N Long. 79-16-44.0 W Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: City of Georgetown B1.b. NFIP Community Identification Number: 450087

B2. County Name: Georgetown B3. State: SC B4. Map/Panel No.: 45043C0485 B5. Suffix: G

B6. FIRM Index Date: 05/09/2023 B7. FIRM Panel Effective/Revised Date: 05/09/2023

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 10

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 416 Front Street

City: Georgetown State: SC ZIP Code: 29440

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SC VRS Station Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	5.3	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	6.5	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	12.0	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	4.5	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	5.0	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Greggory F. Cunningham License Number: SCPLS#17924

Title: PLS

Company Name: Parker Land Surveying, LLC

Address: 330 Church Street

City: Georgetown State: SC ZIP Code: 29440

Telephone: (843) 485-4405 Ext.: Email: gcunningham@plssc.com

Signature: Date: 07/02/2026

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR No. 17924 GREGORY F. CUNNINGHAM

07-02-26

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
All proposed elevations as supplied by homeowner.

ARB Application for:
Jack Morgan - 416 Front Street, Georgetown

Street view looking north, driveway leading to rear yard at left.

Rear yard looking south toward Front Street

Close up illustrating position of pool and utility shed

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0029 – Request: Alterations at 430 Cannon Street. TMS# 05-0030-036-00-00
Request to replace eight (8) windows and shutters, and one (1) exterior front door.

PROPERTY INFORMATION:

Address:	430 Cannon Street
Applicant/Property Owner:	LaRhonda McNight
Zoning District:	General Commercial (GC) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Corridor Commercial (*Reference item 2*)
Flood Zone:	X500 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	No (*See attached*)

APPLICABLE GUIDELINES:
All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

(1) Repair in-kind architectural features with materials, form, scale, and design which match the original.

(2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.

(3) Do not remove or alter original architectural features or ornamentation from the dwelling.

(4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

(5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.13 Windows and Shutters

2011.1301 Policy and Justification

Windows on historic dwellings should be maintained or repaired to match the original design. Approval to remove original wood sash or steel casement windows will only be granted if the windows can be demonstrated to be beyond repair. If windows are deteriorated beyond repair, the installation of new wood or steel windows to match the original designs is preferred. Alternative materials may be considered. Original window openings on primary facades or readily visible side elevations should not be covered or concealed. Original window openings should not be enclosed for the addition of smaller windows. New window openings should not be added on the fronts of dwellings but may be added at the rear or side elevations if not readily visible. Window shutters have been traditional features on houses in Georgetown in both louvered and paneled wood designs and their continued use is encouraged. Historic wood shutters should be preserved and maintained. New shutters may be added if they are of wood, of traditional design and with dimensions which match the window opening. The installation of storm windows can help in lowering energy costs and are appropriate for Georgetown's historic dwellings. Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. The installation of screen panels is also appropriate as long as they retain the open appearance and the visibility of the windows behind them. The installation of visible security bars on the exterior of windows is not appropriate on primary facades. Window bars may be added on the exterior of windows on rear or side elevations not readily visible.

2011.1302 Standards

(1) Repair a historic or non-historic window with in-kind materials of similar design.

(2) Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.

(3) Windows should be repaired rather than replaced. Window replacement will only be approved if it can be demonstrated that the historic windows are beyond repair.

(4) If replacement of original or historic windows is demonstrated to be necessary, the replacement windows should be in-kind.

(5) Windows of alternative materials may be considered.

(6) New window openings should not be added to primary façades or to readily visible side elevations.

(7) Windows of steel or other metal designs should be preserved and maintained or replaced with new metal windows which are similar in appearance and materials.

(8) Replacement windows should not have snap-on, flush, or simulated divided muntin's. Muntin's sandwiched between layers of glass, snap-on muntin's, and surface-applied muntin's are not appropriate and shall not be approved.

(9) Clear glass must be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or frosted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible.

(10) If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.
(11) Shutters that are original to the dwelling should be preserved and maintained. If not possible, replace historic wood shutters with in-kind materials or similar design.
(12) Add wood shutters based on traditional designs and that fit the window opening.
(13) Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.
(14) Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it. Storm windows should be of anodized or baked enamel surfaces and not unfinished metal.
(15) Shutters should not be added to contributing buildings unless historically appropriate to that style house in Georgetown or there is physical or photographic evidence that shutters were original to the dwelling. Adding shutters to non-contributing and new buildings will be considered.
(16) New shutters shall be of louvered or paneled wood construction or another documented historical style appropriate for that style of the building in Georgetown. They must be either working shutters or shutters that appear to be working shutters with appropriate hardware.
All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.
(17) Shutters should not be added to banks of multiple windows.
(18) The application of vinyl or metal shutters on primary elevations will not be approved. These types of shutters may be considered for rear and side elevations not readily visible.
(19) Window screens should be framed in wood or baked-on enamel aluminum and fit within the window frames and not overlap the frames.
(20) Security bars shall not be applied to any elevation of contributing buildings or to primary or other readily visible elevations of non-contributing.

2011.4 Doors and Entrances

2011.401 Policy and Justification

Preserve historic façade entrance elements including original doors, surrounds, sidelights, and transoms whenever possible. If historic doors or entrance components are damaged, replacement should be as limited as possible. Use in-kind materials when replacement is necessary. The addition of wood screen doors is appropriate as long as the framing is minimal and the historic door can be viewed behind it. Retaining original entrances and their decorative elements is an important part of preserving a dwelling's character.
The installation of security doors on primary facades may be appropriate if they have minimal framework, are of full-view design and allow the visibility of the historic door behind it. Security doors which have extensive frame or grill work should only be added to entrances at rear or non-readily visible side elevations. Storm doors are also appropriate for front facades if they are full-view design and allow the visibility of the historic door behind it. Storm doors should be of baked-enamel aluminum or wood and in a color that blends with the door frame and is as unobtrusive as possible

2011.402 Standards

(1) Repair original doors and entrance elements with materials which match the existing.
(2) Where repair is not possible, replace with a new door or entrance elements in-kind with similar materials, profile, and dimensions.

(3) Do not remove or alter historic entrances, their doors, surrounds, sidelights, transoms, or detailing. Repair and reuse original hardware as long as possible.
(4) Do not replace existing door trim or surrounds with trim that represents a different house style or design.
(5) Where original doors have been removed, replace them with an appropriately styled door for the dwelling. The new door should be based on doors of similar age and architectural style in the district. If the original design is unknown, a secondary entrance may contain an original door that can be moved to the main entrance. Salvage companies may also have historic doors available.
(6) The addition of a new entrance to meet life and safety codes should be sited at rear or side elevations that are not readily visible.
(7) Entrances on primary facades may have added screen doors of appropriate design. Screen doors should be appropriate to the style of the house.
(8) The design of added screen doors should have minimal framing (i.e., full-view or two panel) to allow the viewing of the original door behind it.
(9) Repair security or storm doors with materials that match the existing.
(10) Install a storm door on the primary façade entrance only if full-view design, of baked enamel aluminum or wood, and in a color compatible with the door frame and dwelling.
(11) The use of anodized aluminum for security and storm doors is not appropriate for primary entrances on main façades but may be added at rear or side elevations not readily visible.
(12) Replace or install a security door on a rear entrance or side entrance not readily visible.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View

Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Flood info	Effective FIRM
Flood zone	X500
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0778
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0030-036-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 430 Cannon Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Not Eligible

Notes on National Register Status: This resource lacks integrity of materials, design, and does not contribute to the Georgetown National Register Historic District.

Other Designation:

Property Description

Construction Date: 1927

Commercial Form:

Stories: 1 1/2 stories

Alteration Date: c. 1970

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: entrance bay only

Shape: gable

Construction Method: frame

Exterior Walls: synthetic siding

Foundation: not visible

Significant Architectural Features: 6/6 sash windows, fluted columns support gable portico.

Alterations: c. 1970: full-façade porch removed, T-111 siding added, roof re-worked.

Architect(s)/Builder(s):

Historical Information

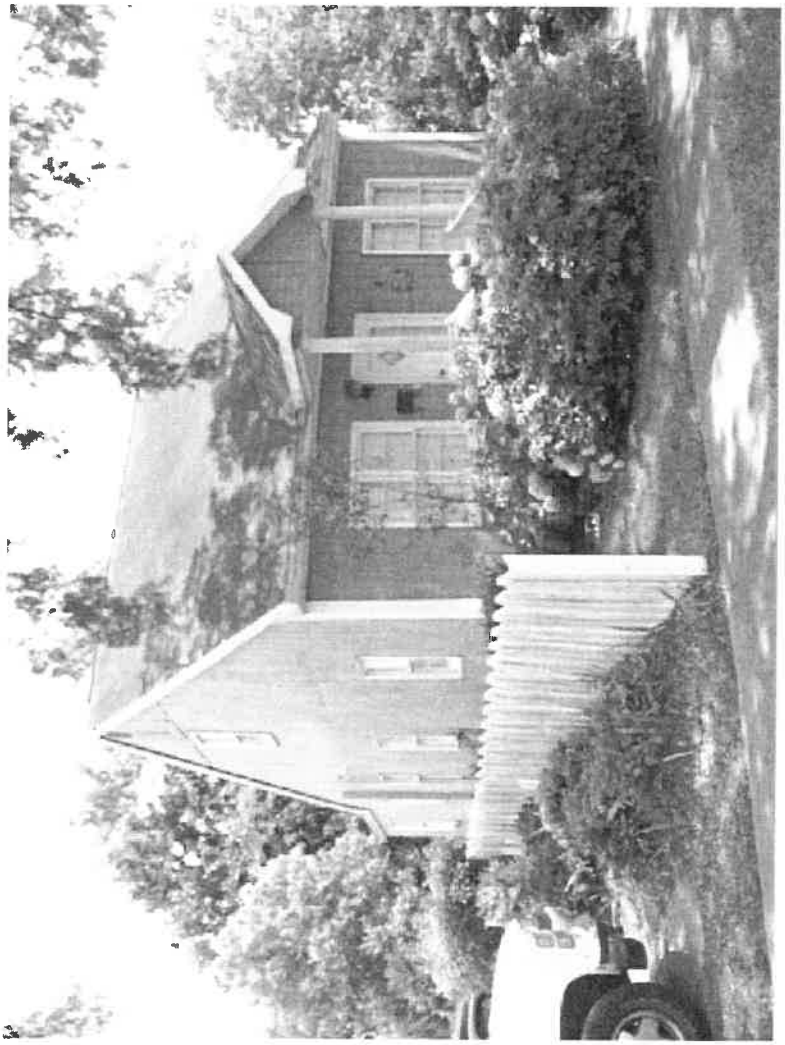
Historical Information:

Source of Information: Sanborn Map: 1924.

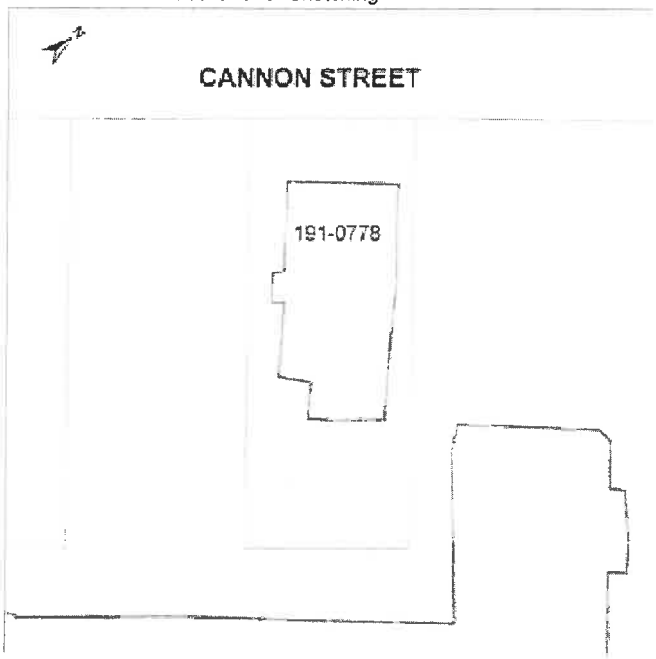
Photographs

Roll No. Neg. No. View of

Façade and Side Elevation, Looking E
Façade and Side Elevation, Looking S



Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/23/2010

191-0778: 430 Cannon Street

Date Filed: 7/4/26

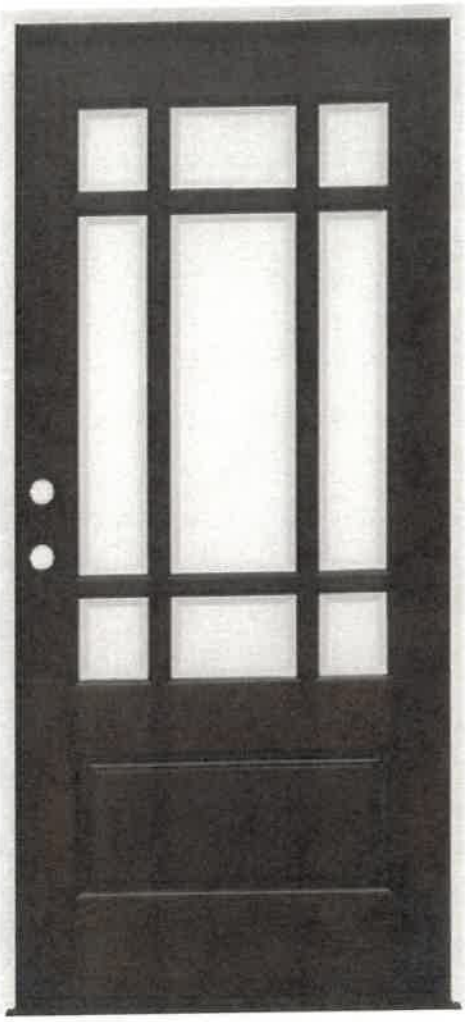
ARB Request Form

Appeal #: ARB-2026-0079

Description of Request:
8 windows and Shutters) Hurricane windows + shutters 1 Front Exterior Door Already have Vinyl windows. I just want to complete last 8 windows
List of materials to be used:
See attachments
In addition to this application, the following supporting materials have been submitted.
I certify that all the information included within this application is accurate and true:

Signature:	Date:
LaRhonde Melvin	6-30-2026

FOR OFFICE USE ONLY	
Appeal Number:	Applicable fee:
Date Received:	Meeting Date:
Code Compliance	
Building Code:	
Flood Code:	
Zoning Code:	
Notes:	



9-Lite Mahogany Wood Door Prehung Unit #2014

Model #2014

$1,326

- 6'8" tall, 36" wide
- Actual unit size: 37-3/4" x 81-1/2"
- Fits rough opening: 38-1/4" x 82"
- Pre-finished mahogany hardwood in espresso finish
- Engineered stiles and rails resist warping and splitting for increased durability
- Prehung in 4-9/16" primed jambs
- Fully weatherstripped
- TDL door - true divided lite glass panels
- Insulated clear beveled glass
- Double-bored with 2-3/8" backset, lockset not included
- Available left or right hand inswing

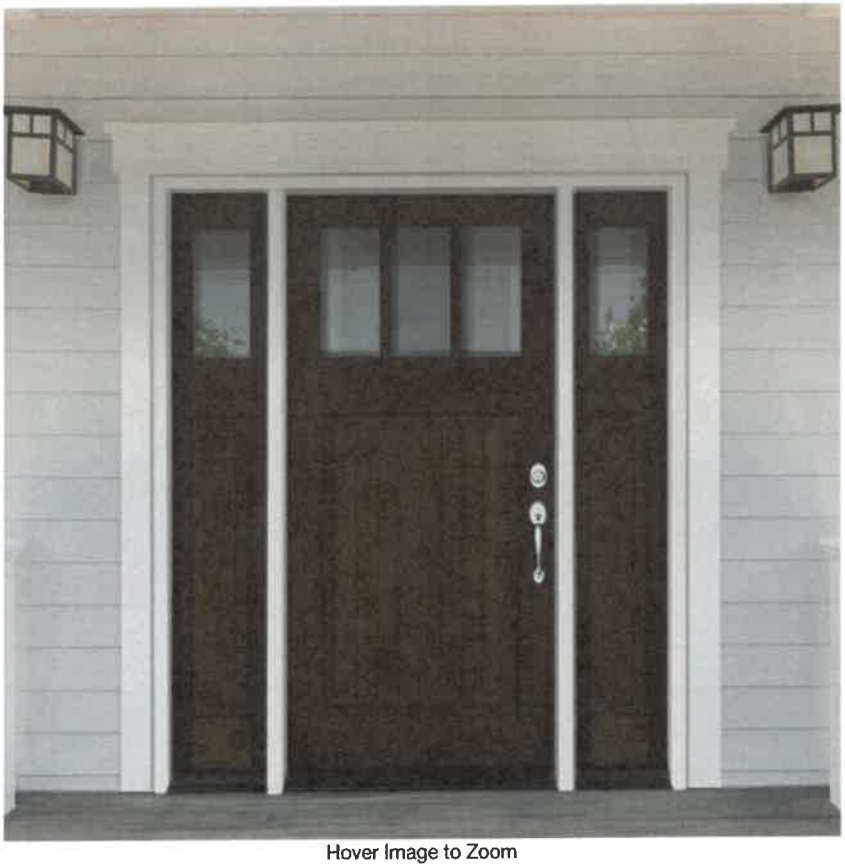
1st choice

#1 Home Improvement Retailer

Murrells Inlet 10PM 29576 W. Murrells Inlet 10PM 29576 Shop All Services DIY Log In

... / Front Doors / Wood Doors / Wood Doors With Glass / Krosswood Doors Wood Doors With Glass

Internet # 314277374



Hover Image to Zoom

2nd choice

4TH OF JULY SAVINGS END IN:
2 DAYS 12 HRS 26 MIN 49 SEC

Shop Krosswood Doors

Craftsman Douglas Fir Arched 6-Lite Exterior Wood Door in Unfinished

(42) Questions & Answers (34)

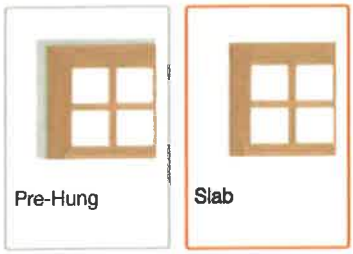
$798.00

$67/mo** suggested payments with 12 mos** financing. Ends 07/08 Apply Now

- Douglas Fir wood features a straight pronounced grain
- Purchase unfinished door or choose from 6 stain options.
- Customize with matching single or double sidelites, or slab
- View More Details

Choose Your Options

Door Type: **Slab**

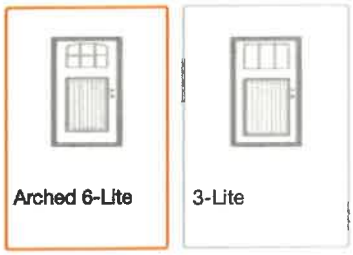


Door Size (WxH) in.: **36 x 80**

36 x 80 | 36 x 96

Color/Finish: **Unfinished**

Panel Style: **Arched 6-Lite**



Pickup at Murrells Inlet

Ship to Store
Jul 20 - Jul 23
FREE

Check Nearby Stores

Delivering to 29576

Delivery
Jul 20 - Jul 23
FREE

Delivery Details

Get Expert Door Installation

A local pro will take care of the job for you

☐ Request door installation service

What to Expect

Feedback

Eyewall Armor® StormLocs™ Storm Panels offer a wide array of benefits:

- Unparalleled Hurricane Protection
- Lightweight
- Corrosion resistant
- Affordable
- Easy installation
- Added property value
- Reduced insurance costs
- Multiple track options
- A wide selection of color options - panels available in Mill Finish, Galvanized or White and tracks are available in White or Bronze
- Professional in-house customer service and technical support
- Patented clear metal clear applications

Patent #US6,868,642 B2 and US6,615,555 B2

Town & Country INDUSTRIES
Wholesale Aluminum and Building Products
A Division of ABC Supply Co., Inc.

At Town & Country Industries, our mission is to manufacture and distribute the highest quality Exterior Building Products, Hurricane Protection and Industrial Metals. We are dedicated to the growth and success of our Associates and Customers while providing World Class Service with emphasis on Safety and Ethical business practices.

Protect your investments and your loved ones. Contact us today and enjoy the peace of mind that comes from the best in storm protection.

Town & Country Industries . . .
Your partner in Hurricane Protection.

Available through . . .

TCI152 (4/15)

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StormLocs™ Storm Panels

eyewall® Armor
HURRICANE PROTECTION
www.eyewallarmor.com

Eyewall Armor® StormLocs™ Storm Panels

When it comes to protecting what matters most in your life - your family, your home and your business - you should demand the highest quality and most reliable protection you can find. When families and businesses look to protect their investments, they look to Town & Country Industries, the world's leading producer of hurricane shutters. Town & Country is proud to offer you a full line of Eyewall Armor® shutter designs that are convenient, easy-to-use and that will provide years of secure, reliable protection against the roughest weather conditions.

All of our Eyewall Armor® products have gone through rigorous research, development and testing to be the strongest & most durable hurricane products on the market. Eyewall Armor® storm panels are available for virtually any testing requirements, including Miami-Dade County/HVHZ and ASTM standards for IBC/IRC which are the most rigid in the nation. Our panels carry Florida Building Code approvals and various designs are also available with the Texas Department of Insurance evaluations.

With 15 exclusive track styles, Town & Country is able to offer Eyewall Armor® StormLocs™ panels that fit virtually all mounting conditions, and are the ideal choice for specific design or building specifications. Storm protection doesn't have to plunge your home or business into darkness. Our translucent polycarbonate panels enable you to illuminate your home in the daylight hours before, during and after a hurricane. The panels are available in a patented metal-clear-metal application or all-clear applications.

Eyewall Armor® StormLoc™ panels are built tough and offer superior performance in any kind of weather.

- Our .050" and .060" aluminum Eyewall Armor® panels carry statewide product approval, including .050" and .0615" for both Miami-Dade and Broward Counties/HVHZ.
- Our ultra light .018" (28 gauge), and .023" (24 gauge) galvanized steel Eyewall Armor® panels with rolled safety edges are tested for 9-lb. large missile E1996 standards.

Eyewall Armor® StormLoc™ panels are ready to take on even the most extreme weather conditions. They have been tested to perform in wind zones in excess of 180mph in accordance with the latest Florida Building Code and International Building Code wind standard (ASCE 7-10). They are also tested for 9-lb. large missile impact from windborne debris in accordance with A.S.T.M. E1886-E1996, and the High Velocity Hurricane Zone TAS 201, 202 and 203 (formerly Miami-Dade PA 201, 202 & 203).

StormLocs™ Storm Panels

StormLocs™ Storm Panels offer a wide array of benefits:

- Unparalleled Hurricane Protection
- Lightweight
- Corrosion resistant
- Cost effective
- Easy installation
- Added property value
- Reduced insurance costs
- Multiple track options
- A wide selection of color options - panels available in Mill Finish, Galvanized or White and tracks are available in White or Bronze
- Professional in-house customer service and technical support
- Patented clear metal clear applications
- Patent #US 6,868,642 B2 & US 6,615,555 B2

eyewall® Armor
HURRICANE PROTECTION
www.eyewallarmor.com

Eyewall Armor® StormLocs™ Storm Panels

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Eyewall Armor® StormLoc™ panels are built tough and offer superior performance in any kind of weather.

- Our .050" and .060" aluminum Eyewall Armor® panels carry Florida product approvals, including HVHZ and non-HVHZ.
- Our ultra light .018" (28 gauge), and .023" (24 gauge) galvanized steel Eyewall Armor® panels with rolled safety edges are tested for 9-lb. large missile impact to A.S.T.M. E1886 and E1996 standards for use in the non-HVHZ and throughout the International Building Code areas.

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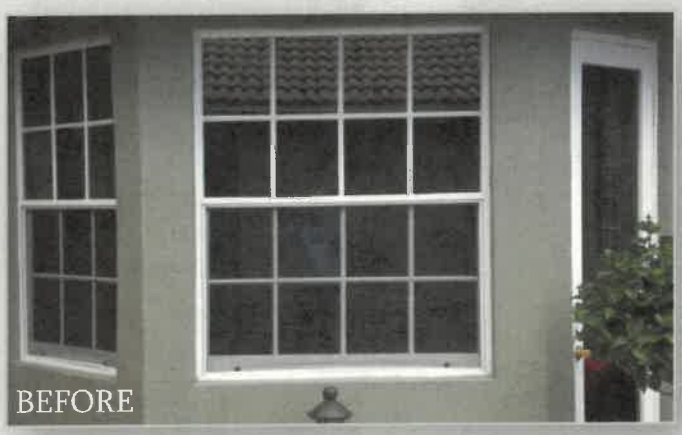
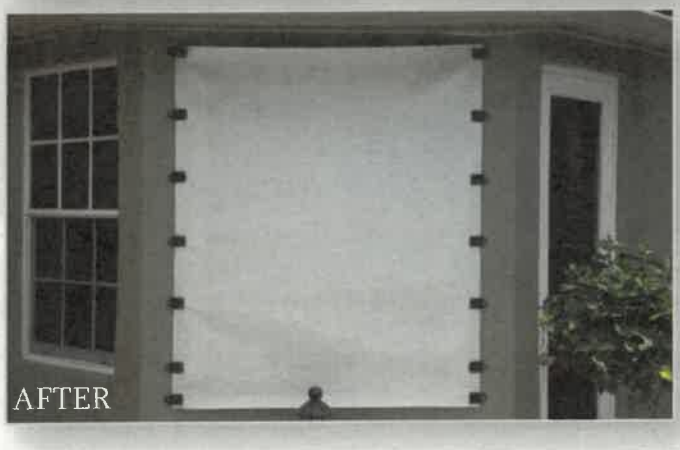
TCI110 (4/15)

EA Hurricane Fabric & Clips





Available Thru...

Town & Country INDUSTRIES
Wholesale Aluminum and Building Products
A Division of ABC Supply Co., Inc.

Eyewall Armor™ Hurricane Fabric

Hurricane Fabric, Fabric Clips and Screws . . . the Easy Way!

High strength coated nylon fiber weave fabric with U.V. coating on both sides and nylon one-piece clips

Nylon one-piece clips securely retain fabric with only 3 #14 x 3/4" sheet metal screws

Quick and easy installation of the hurricane fabric with nylon hurricane clips

How many times have you protected your home by installing pieces of plywood over your doors & windows? Have you ever tried doing it alone . . . especially in an emergency? Not easy, is it?

Great news! With our Eyewall Armor™ Hurricane Fabric & Fabric Clips, anyone can quickly & easily install the hurricane rated fabric in a minimal amount of time . . . even by themselves!

It costs less than other shutter systems and is hurricane rated, unlike plywood.

Features include:

- Natural nylon is translucent which transmits light into the structure avoiding the blackout closed-in feeling when deployed
- High strength coated nylon fiber weave with U.V. coating on both sides
- Fabric can be cut with good quality shears available at many office and fabric supply stores
- Nylon one-piece clips securely retain fabric with only 3 #14 x 3/4" screws
- Easily cut to match arched, round and irregular window shapes
- Cover garage openings using a 2 x 2 x .125 removable angle at bottom
- Maximum pressure is +-60 PSF at 120" span
- Available by the roll, lineal foot and square foot
- Rolls or folds up for compact storage
- Lightweight for rapid one person emergency deployment

Three Convenient Ways to Purchase:

- By the Roll
- By the Lineal Foot
- Cut to Fit for Specific Openings

eyewall™ Armor
HURRICANE PROTECTION

TCI122

Prepare for Impact
STORMFORCE
BY WINCORE

DECORATIVE OPTIONS

Exterior Vinyl Colors (White, Tan, Clay or Woodgrain Interiors)

White | Tan | Clay | Mesa Red | Hunter Green | Earthtone | Brown | Bronze

Interior Woodgrains *(White, Tan, Clay or Factory-applied Color Exteriors)*

White Oak | Cherry | Dark Oak | Light Oak | Maple

Cam Locks

White | Tan | Clay | Satin Nickel | Bright Brass | Antique Brass | Bronze

Lifetime Limited
STORMFORCE BY WINCORE
Warranty

All 8800 and 8400 windows feature contoured vinyl profiles.

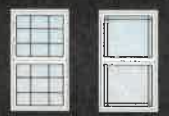
Patio Door Handles

White | Tan | Clay | Satin Nickel | Brass | Bronze | Antique Brass

Grids & Grid Patterns

Optional contoured grids are located inside the insulating glass unit to provide a smooth cleaning surface. Available in two distinct patterns.

Colonial | Perimeter



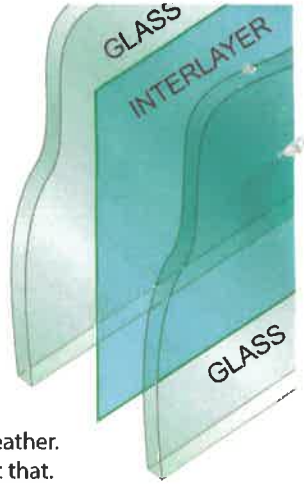
Impact by design

8800 Key Features

- Heavy Duty 3 ¼" Frame
- Strategically Reinforced Vinyl Extrusions
- Strong Thick-walled Vinyl Profiles
- Precision-mitered, Fusion-welded Frames and Sash
- Sealed, Multi-hollow Chambers
- Dual-pane 1" Impact-resistant Laminated Glass
- Standard, Energy-efficient Low E / Argon
- Architecturally-beveled Vinyl Profiles
- Corrosion-resistant Components
- High-performance Glazing Compound

Importance of Laminated Glass

During a storm, if a building is breached through a broken window, wind may enter the structure and cause an increase in air pressure. This vacuum effect could lift the roof and collapse the walls. Laminated glass helps to preserve the building envelope, keeping the wind and other elements outside.



Impact-resistant Laminated Glass

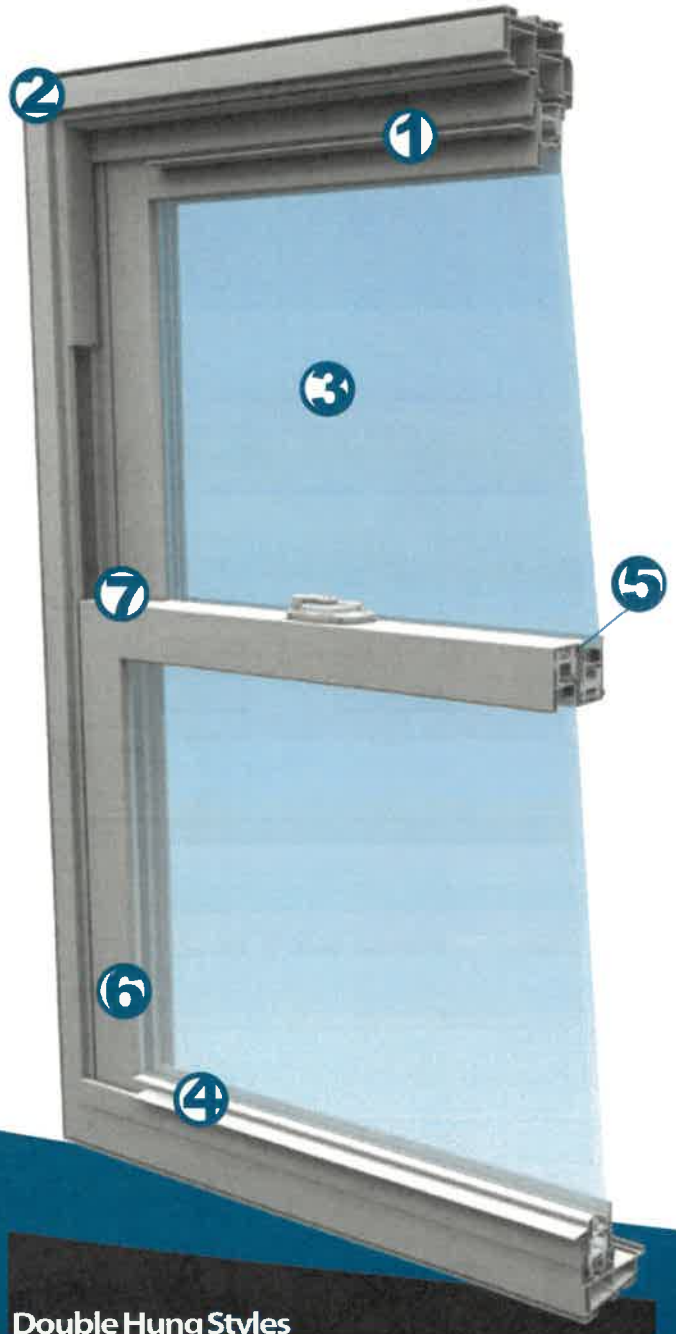
When it comes to impact-resistant windows for coastal areas, the frame system, laminated glass and sealant must work together to resist the catastrophic forces applied during severe weather. Stormforce 8800 windows from Wincore® do just that. Similar to the glass used in car windshields and aircraft windows, 8800's insulating glass features an impact-resistant plastic interlayer that is bonded between two pieces of glass under heat and pressure. The interlayer remains adhered to the glass fragments and resists penetration, even if the glass pane is broken – protecting against flying debris and hurricane-force winds. In addition, laminated glass guards against forced entry – resisting repeated impacts from hammers, bricks or similar weapons. It also helps to control unwanted outside noise from entering the home and filters out 99% of the sun's most damaging rays that fade carpets and draperies.

Warm-edge Technology

The performance of the spacer in the insulating glass is critical to the efficiency of your window as well as its longevity. The innovative U-channel spacer design creates a powerful thermal barrier that reduces the amount of heat loss conducted through the window and more effectively retains the insulating argon gas that is critical to the window's thermal performance. Because this spacer system helps keep the window glass and its edges warmer, it in turn helps to lower energy bills and keep your home more comfortable.

Available Styles

Double Hung
8800 Key Features



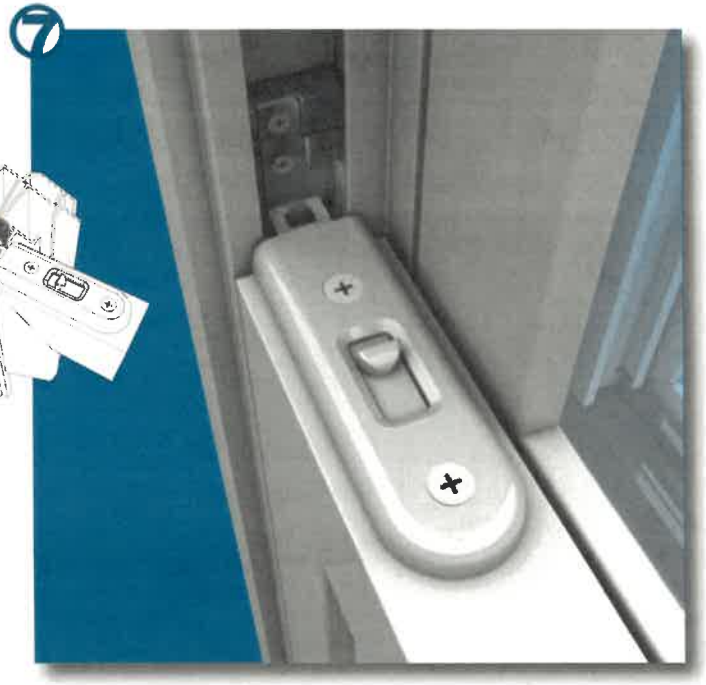
1. Sash profiles are reinforced with aluminum that fits tightly into pocketed vinyl chambers on all sides to provide ultimate impact-resistance performance.
2. Frame and sash are high-heat fusion welded at precision mitered corners for improved strength and water-tightness.
3. The impact-resistant 1" laminated insulating glass not only offers dependable impact performance, but also provides UV protection and improved thermal performance as well.
4. Continuous, integral lift rails provide fingertip ease of operation and are molded into the sash itself to prevent them from becoming loose or breaking away from sash with regular use.
5. A weatherstripped meeting rail, with a dual seal from the sash to the frame, creates a positive seal keeping out harsh elements.
6. A heavy-duty, constant force corrosion-resistant balance system provides durability and easy, smooth operation. *See next page.*
7. Through an innovative tilt latch designed for coastal areas, both top and bottom sash tilt in to allow for easy cleaning inside the home. *See next page.*
8. Covered weep holes in the sill control water drainage. *Not shown.*

Double Hung Styles

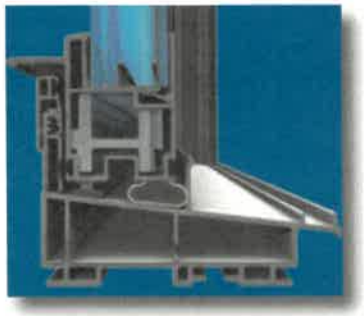
Double Hung | 2 Mulled Double Hung | 3 Mulled Double Hung | Mulled Double Hung/Picture Window/ Double Hung | Double Hung Mulled w/ Transom

Structural mull available. Mullions ship separate from window units and must be assembled on project site.

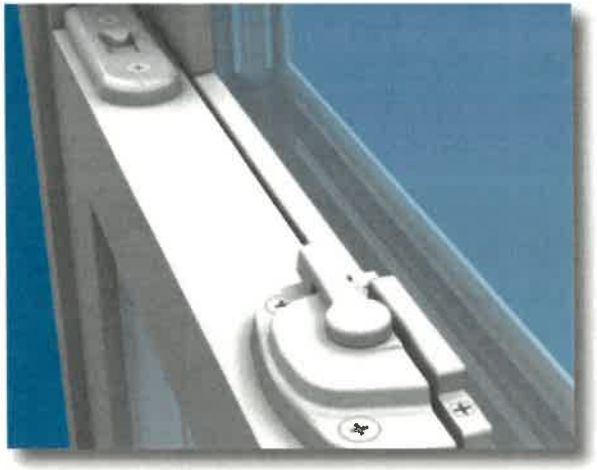
ENERGY STAR



Defender Tilt Latch
Central to the design of the 8800 Double Hung is a unique, high performance tilt latch. In the locked position, the rugged latch integrates deep within the wall studs and window sash reinforcement.



High Sill Dam
The sill dam height is 2-11/16" to further reduce water penetration.



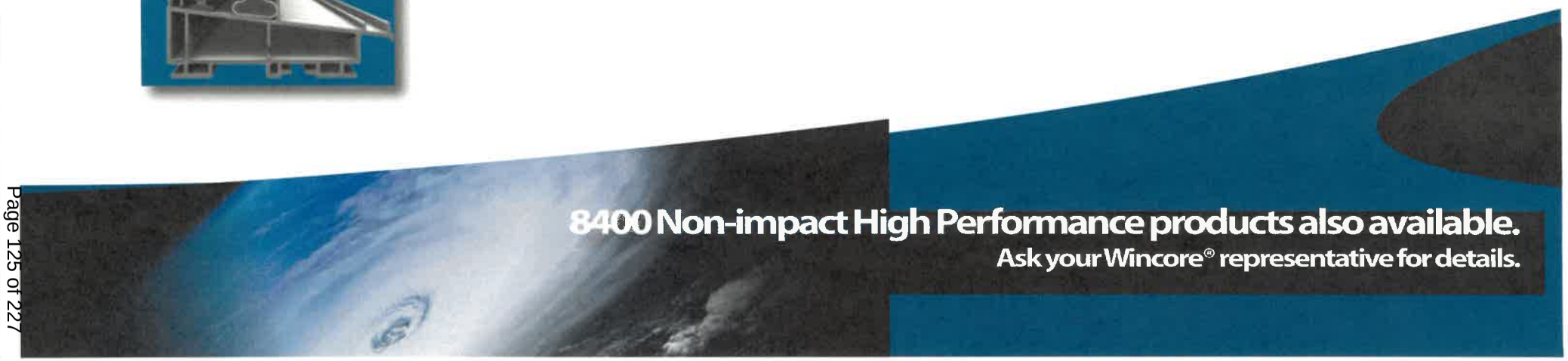
Corrosion-resistant Locks
Marine-grade, corrosion-resistant cam locks always remain warm to the touch and are color-matched to the window. Two locks are standard.

Balance System
Operable sash move easily on tightly-wound coil springs that will never need adjustment.

8800 Double Hung Structural Performance

MAXIMUM TEST SIZE	AIR INFILTRATION RESISTANCE	WATER TEST PRESSURE	DESIGN PRESSURE	OVERALL PERFORMANCE RATING
54" x 84"	0.07 cfm/ft2	7.50 psf	+50 / -50 psf	LC-PG50
48" x 72"	0.08 cfm/ft2	9.75 psf	+60 / -65 psf	LC-PG60
54" x 76"	0.06 cfm/ft2	9.75 psf	+55 / -60 psf	LC-PG55
54" x 76"	0.05 cfm/ft2	9.75 psf	+65 / -70 psf	LC-PG65

For testing specifications and notations, see page 13.



The power of collective **thinking.**

In this business, everyone knows that great people working together end up providing great windows and doors. That's why when we set out to design and build the best windows and doors in the industry, we focused on people first. People with advanced technical knowledge. People who know how to do things right the first time. But most importantly, people who realize that integrity and trust are not simply words, but a way of life. With more than 200 years of combined experience under our belts, you can clearly see our promise of quality and innovation in every window and door we make. Not to mention how we go about making them. To us, it's about creating an environment that brings out the best in everyone, and accepts nothing less. It's about doing things the way they should be done, not necessarily the way they've always been done. It's about giving back to our communities and the things that matter most. And it's about family – ours, as well as yours. At Wincore®, it's not about being the biggest. It's about being the best. Because to us, that's the way it should be.

WINCORE WINDOWS & DOORS | *The way it should be.*

1-866-WINCORE www.wincorewindows.com

250 Staunton Avenue, Parkersburg, WV 26104

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WINSFWB 2514.NH.2500.0517
PUBLICATION NO.

TOUGH ENOUGH TO WEAR PINK?

Proud to support breast cancer research. Full details available at www.wincorewindows.com

8800 Impact Performance / *HVHZ Certified*

Structural Performance	MAXIMUM TEST SIZE	AIR INFILTRATION RESISTANCE	WATER TEST PRESSURE	DESIGN PRESSURE	OVERALL PERFORMANCE RATING	FBC APPROVAL
★ Double Hung *(DST / .090 PVB)*	54" x 76"	0.06 cfm/ft2	9.75 psf	+55 / -60 psf	LC-PG55	FL15819.3
★ Double Hung *(DST / .090 SGP)*	54" x 76"	0.05 cfm/ft2	9.75 psf	+65 / -70 psf	LC-PG65	FL15819.3
★ Horizontal Slider (XX) *(DST / .090 PVB)*	74" x 63"	0.02 cfm/ft2	9.75 psf	+50 / -55 psf	LC-PG50	FL16092.7
★ Horizontal Slider (XX) *(DST / .090 SGP)*	74" x 63"	0.02 cfm/ft2	9.75 psf	+65 / -75 psf	LC-PG65	FL16092.7
★ Horizontal Slider (XOX - 424) *(DST / .090 PVB)*	112" x 63"	0.02 cfm/ft2	9.75 psf	+50 / -55 psf	LC-PG50	FL16092.8
★ Horizontal Slider (XOX - 424) *(DST / .090 SGP)*	112" x 63"	0.01 cfm/ft2	9.75 psf	+60 / -65 psf	LC-PG60	FL16092.8
Picture (Fixed) Window *(3ST Glass / .090 SGP)*	76" x 63"	<0.01 cfm/ft2	15.00 psf	+65 / -70 psf	LC-PG65	FL15816.4
Geometric (Fixed) Window *(3ST Glass / .090 SGP)*	76" x 63"	<0.01 cfm/ft2	15.00 psf	+65 / -70 psf	LC-PG65	FL15816.5
Casement *(DST / .090 PVB)*	36" x 72"	<0.01 cfm/ft2	15.00 psf	+55 / -50 psf	LC-PG55	FL15817.3
Casement *(DST / .090 SGP)*	36" x 72"	<0.01 cfm/ft2	15.00 psf	+65 / -70 psf	LC-PG65	FL15817.3
Awning *(DST / .090 PVB)*	53" x 32"	<0.01 cfm/ft2	15.00 psf	+55 / -55 psf	LC-PG55	FL15818.3
Sliding Patio Door *(DST / .090SGP)*	96" x 96"	0.02 cfm/ft2	9.75 psf	+50 / -55 psf	LC-PG50	FL16216.3

Thermal Performance	LOW E *(Surface 2)* / CLEAR			LOW E *(Surface 2)* / LOW E *(Surface 4)*		
	U-Factor	SHGC	VT	U-Factor	SHGC	VT
Double Hung *(DS / .090 PVB)*	0.32	0.23	0.44	0.29	0.21	0.40
Double Hung *(DS / .090 SGP)*	0.32	0.23	0.44	0.29	0.21	0.39
Horizontal Slider (XX) *(DS / .090 PVB)*	0.32	0.22	0.43	0.29	0.21	0.39
Horizontal Slider (XX) *(DS / .090 SGP)*	0.31	0.22	0.43	0.28	0.21	0.38
Horizontal Slider (XOX - 333) *(DS / .090 PVB)*	0.32	0.22	0.43	0.29	0.21	0.39
Horizontal Slider (XOX - 424) *(DS / .090 PVB)*	0.32	0.22	0.43	0.29	0.21	0.39
Horizontal Slider (XOX - 424) *(DS / .090 SGP)*	0.31	0.22	0.43	0.28	0.21	0.38
Picture (Fixed) Window *(3S Glass / .090 SGP)*	0.26	0.23	0.49	0.22	0.21	0.45
Geometric (Fixed) Window *(3S Glass / .090 SGP)*	0.26	0.23	0.49	0.22	0.21	0.45
Casement *(DS / .090 PVB)*	0.26	0.20	0.40	0.23	0.19	0.36
Casement *(DS / .090 SGP)*	0.26	0.20	0.39	0.23	0.19	0.36
Awning *(DS / .090 PVB)*	0.26	0.20	0.40	0.24	0.19	0.36
Sliding Patio Door *(DST / .090 PVB) and (DST / .090 SGP)*	0.31	0.23	0.44	0.28	0.23	0.45

NOTES

- All structural testing performed on non-HVHZ approved products was done so in accordance with AAMA/WDMA/CSA 101/I.S.2/A440
- All impact testing performed on non-HVHZ was done so in accordance with ASTM E 1886 & ASTM E 1996 (Missle "D" Windzone 4)
- All structural testing performed on HVHZ approved products was done so in accordance with TAS 202
- All impact testing performed on HVHZ approved products was done so in accordance with TAS 201 and TAS 203
- All Insulated Glass Units (IGUs) are certified in accordance with ASTM E 2190, per NFRC requirement
- U-Factor was determined by NFRC 100-2010
- SHGC (Solar Heat Gain Coefficient) was determined by NFRC 200-2010
- VT (Visible Transmittance) was determined by NFRC 200-2010
- The use of Capillary Tubes will eliminate the use of Argon gas in the insulated glass unit and will therefore have detrimental impact to the thermal performance of the IGU
- All thermal performance values listed reflect the use of NO GRIDS
- Additional simulations are available upon request

★ ***Double Low E required on these Window Styles to Qualify for Energy Star® Version 6 in the North, North Central Regions & South Central Regions.***

DS = Double Strength Glass
DST = Tempered Double Strength Glass
3S = Annealed Triple Strength Glass
3ST = Tempered 3/16" Glass

8800 Impact Performance / *Non-HVHZ*

Structural Performance

	MAXIMUM TEST SIZE	AIR INFILTRATION RESISTANCE	WATER TEST PRESSURE	DESIGN PRESSURE	OVERALL PERFORMANCE RATING	FBC APPROVAL
★ Double Hung (DS / .090 PVB)	48" x 72"	0.08 cfm/ft2	9.75 psf	+60 / -65 psf	LC-PG60	FL15819.2
★ Double Hung (DS / .090 PVB)	54" x 84"	0.07 cfm/ft2	7.50 psf	+50 / -50 psf	LC-PG50	FL15819.2
★ Double Hung (DST / .090 PVB)	54" x 76"	0.06 cfm/ft2	9.75 psf	+55 / -60 psf	LC-PG55	FL15819.2
★ Double Hung (DST / .090 SGP)	54" x 76"	0.05 cfm/ft2	9.75 psf	+65 / -70 psf	LC-PG65	FL15819.2
★ Horizontal Slider (XX) (DS / .090 PVB)	74" x 62"	0.01 cfm/ft2	9.75 psf	+55 / -55 psf	LC-PG55	FL16092.4
★ Horizontal Slider (XX) (DST / .090 PVB)	74" x 63"	0.02 cfm/ft2	9.75 psf	+50 / -55 psf	LC-PG50	FL16092.4
★ Horizontal Slider (XX) (DST / .090 SGP)	74" x 63"	0.02 cfm/ft2	9.75 psf	+65 / -75 psf	LC-PG65	FL16092.4
★ Horizontal Slider (XOX - 333) (DST / .090 PVB)	86.5" x 63"	0.01 cfm/ft2	9.75 psf	+50 / -55 psf	LC-PG50	FL16092.5
★ Horizontal Slider (XOX - 333) (DST / .090 SGP)	86.5" x 63"	0.02 cfm/ft2	9.75 psf	+60 / -65 psf	LC-PG60	FL16092.5
★ Horizontal Slider (XOX - 333) (DS / .090 PVB)	110" x 62"	0.01 cfm/ft2	9.75 psf	+55 / -55 psf	LC-PG55	FL16092.6
★ Horizontal Slider (XOX - 424) (DS / .090 PVB)	110" x 62"	0.04 cfm/ft2	9.75 psf	+45 / -45 psf	LC-PG45	FL16092.5
★ Horizontal Slider (XOX - 424) (DST / .090 PVB)	112" x 63"	0.02 cfm/ft2	9.75 psf	+50 / -55 psf	LC-PG50	FL16092.5
★ Horizontal Slider (XOX - 424) (DST / .090 SGP)	112" x 63"	0.01 cfm/ft2	9.75 psf	+60 / -65 psf	LC-PG60	FL16092.5
Picture (Fixed) Window (DS / .090 PVB)	48" x 60"	<0.01 cfm/ft2	7.50 psf	+50 / -50 psf	LC-PG50	FL15816.2
Picture (Fixed) Window (DS / .090 PVB)	37" x 84"	0.04 cfm/ft2	7.50 psf	+50 / -50 psf	LC-PG50	FL15816.2
Picture (Fixed) Window (3S Glass / .090 PVB)	64" x 64"	<0.01 cfm/ft2	7.50 psf	+50 / -50 psf	LC-PG50	FL15816.2
Picture (Fixed) Window (3S Glass / .090 SGP)	72" x 72"	<0.01 cfm/ft2	12.00 psf	+50 / -50 psf	LC-PG50	FL15816.2
Picture (Fixed) Window (DST / .090 SGP)	64" x 64"	<0.01 cfm/ft2	12.00 psf	+65 / -65 psf	LC-PG65	FL15816.2
Picture (Fixed) Window (DST / .090 SGP)	37" x 84"	<0.01 cfm/ft2	9.75 psf	+65 / -65 psf	LC-PG65	FL15816.2
Picture (Fixed) Window (3ST Glass / .090 SGP)	72" x 72"	<0.01 cfm/ft2	9.75 psf	+65 / -65 psf	LC-PG65	FL15816.2
Picture/Geometric (Fixed) Window (3ST Glass / .090 SGP)	76" x 63"	<0.01 cfm/ft2	15.00 psf	+65 / -70 psf	LC-PG65	FL15816.3
Casement (DS / .090 PVB)	36" x 72"	<0.01 cfm/ft2	7.50 psf	+50 / -50 psf	LC-PG50	FL15817.2
Casement (DST / .090 PVB)	36" x 72"	<0.01 cfm/ft2	15.00 psf	+55 / -50 psf	LC-PG55	FL15817.2
Casement (DS / .090 SGP)	36" x 72"	<0.01 cfm/ft2	15.00 psf	+65 / -70 psf	LC-PG65	FL15817.2
Awning (DS / .090 PVB)	53" x 32"	<0.01 cfm/ft2	9.75 psf	+50 / -50 psf	LC-PG50	FL15818.2
Awning (DST / .090 PVB)	53" x 32"	<0.01 cfm/ft2	15.00 psf	+55 / -55 psf	LC-PG55	FL15818.2
Sliding Patio Door (DST / .090 PVB)	94.5" x 94.5"	0.07 cfm/ft2	7.50 psf	+50 / -50 psf	LC-PG50	FL16216.1
Sliding Patio Door (DST / .090SGP)	96" x 96"	0.02 cfm/ft2	9.75 psf	+50 / -55 psf	LC-PG50	FL16216.1
Sliding Patio Door (DST / .090 PVB)	138.9" x 94.5"	0.07 cfm/ft2	7.50 psf	+50 / -50 psf	LC-PG50	FL16216.2

Thermal Performance

	LOW E (Surface 2) / CLEAR			LOW E (Surface 2) / LOW E (Surface 4)		
	U-Factor	SHGC	VT	U-Factor	SHGC	VT
Double Hung (DS / .090 PVB)	0.32	0.23	0.44	0.29	0.21	0.40
Double Hung (DS / .090 SGP)	0.32	0.23	0.44	0.29	0.21	0.39
Horizontal Slider (XX) (DS / .090 PVB)	0.32	0.22	0.43	0.29	0.21	0.39
Horizontal Slider (XX) (DS / .090 SGP)	0.31	0.22	0.43	0.28	0.21	0.38
Horizontal Slider (XOX - 333) (DS / .090 PVB)	0.32	0.22	0.43	0.29	0.21	0.39
Horizontal Slider (XOX - 424) (DS / .090 PVB)	0.32	0.22	0.43	0.29	0.21	0.39
Horizontal Slider (XOX - 424) (DS / .090 SGP)	0.31	0.22	0.43	0.28	0.21	0.38
Picture (Fixed) Window (DS / .090 PVB)	0.26	0.23	0.50	0.22	0.21	0.45
Picture (Fixed) Window (3S Glass / .090 PVB)	0.26	0.23	0.49	0.22	0.21	0.46
Picture (Fixed) Window (DS / .090 SGP)	0.26	0.23	0.49	0.22	0.21	0.44
Picture/Geometric (Fixed) Window (3S Glass / .090 SGP)	0.26	0.23	0.49	0.22	0.21	0.45
Casement (DS / .090 PVB)	0.26	0.20	0.40	0.23	0.19	0.36
Casement (DS / .090 SGP)	0.26	0.20	0.39	0.23	0.19	0.36
Awning (DS / .090 PVB)	0.26	0.20	0.40	0.24	0.19	0.36
Sliding Patio Door (DST / .090 PVB) and (DST / .090 SGP)	0.31	0.23	0.44	0.28	0.23	0.45

NOTES

- All structural testing performed on non-HVHZ approved products was done so in accordance with AAMA/WDMA/CSA 101/I.S.2/A440
- All impact testing performed on non-HVHZ was done so in accordance with ASTM E 1886 & ASTM E 1996 (Missle "D" Windzone 4)
- All Insulated Glass Units (IGUs) are certified in accordance with ASTM E 2190, per NFRC requirement
- U-Factor was determined by NFRC 100-2010
- SHGC (Solar Heat Gain Coefficient) was determined by NFRC 200-2010
- VT (Visible Transmittance) was determined by NFRC 200-2010
- The use of Capillary Tubes will eliminate the use of Argon gas in the insulated glass unit and will therefore have detrimental impact to the thermal performance of the IGU
- All thermal performance values listed reflect the use of NO GRIDS
- Additional simulations are available upon request

★ ***Double Low E required on these Window Styles to Qualify for Energy Star® Version 6 in the North, North Central Regions & South Central Regions.***

DS = Double Strength Glass
DST = Tempered Double Strength Glass
3S = Annealed Triple Strength Glass
3ST = Tempered 3/16" Glass

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
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CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0030 – Request: Mechanical System at 132 Saint James Street. TMS# 05-0033-075-00-00 Request to install a whole house generator.

PROPERTY INFORMATION:

Address:	132 Saint James Street
Applicant/Property Owner:	Douglas Wendel
Zoning District:	High Density Residential (R4) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Historic District Residential (*Reference item 2*)
Flood Zone:	AE10 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (*See attached*)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2011.8 Mechanical Systems

2011.801 Policy and Justification

Mechanical systems such as window air conditioners and exterior HVAC system components should be placed at rear elevations or non-readily visible side elevations. Mechanical systems should not be installed on primary or readily visible side elevations unless they are effectively screened by landscaping or fencing.

2011.802 Standards

(1) Mechanical systems should be located on rear or non-readily visible side elevations.

(2) The installation of mechanical systems on primary facades or readily visible side façades is not appropriate but may be considered if the systems are effectively screened through landscaping, fencing, or lattice panels.

(3) The addition of air conditioning units in window openings should only be in windows on rear or non-readily visible side elevations. This installation should not result in the loss of the original window and be reversible if the unit is removed at a later date.

(4) Mechanical units and electrical and gas meters should be as unobtrusive as possible and screened if in a visible location.
(5) Roof-mounted equipment should not be placed on front or corner side yard-facing roof planes and should be set back from the edges of roofs and screened, so that it is not visible to pedestrians and does not detract from the historic character of the dwelling.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

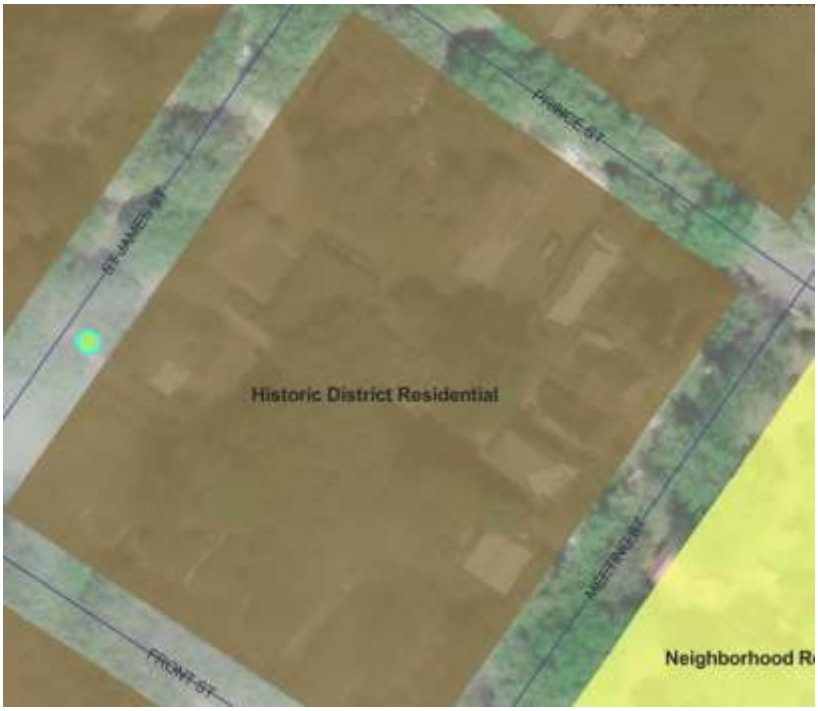
REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View

Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

Overview | Activity | Records | Files

Flood zone	AE
Coastal A zone	No
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	10.0 ft
Design Flood Elevation	12.0 ft
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0121
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0033-075-00-00

Intensive Documentation Form

Identification

Historic Name: Kirton, Samuel, House

Common Name:

Address/Location: 132 St. James Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: Georgetown Historical Society Site # 14.

Other Designation:

Property Description

Construction Date: c. 1830

Commercial Form:

Stories: 1 1/2 stories

Alteration Date: c. 1910, 1980

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: facade and left elevation

Shape: hip

Construction Method: frame

Exterior Walls: weatherboard

Foundation: raised basement

Significant Architectural Features: Greek Revival Raised Cottage: 2/2 sash, single-leaf door with transom and sidelights, 2 interior chimneys at rear roof slope, porch along both street elevations with Tuscan posts and slat balusters.

Alterations: c. 1910: 1-story additions. 1980: rear shed dormer.

Architect(s)/Builder(s):

Historical Information

Historical Information: House and lot were owned by Samuel Kirton at his death in 1855.

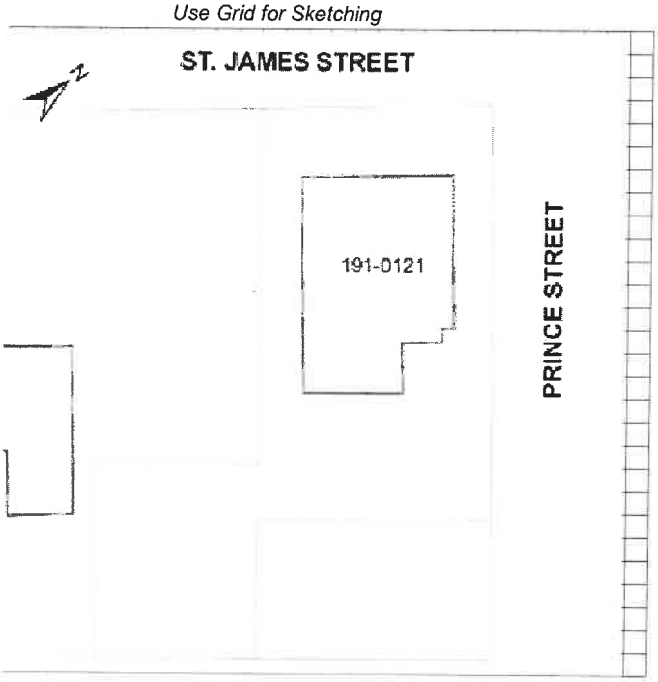
Source of Information: "A Guide to the City of Georgetown Historic District" (Georgetown Historical Society, rev. ed. 1995), p. 26. San

Photographs

Roll No. Neg. No. View of

Side Elevation, Looking NE
Façade, Looking SE
Façade and Side Elevations, Looking S
Façade and Side Elevations, Looking NW

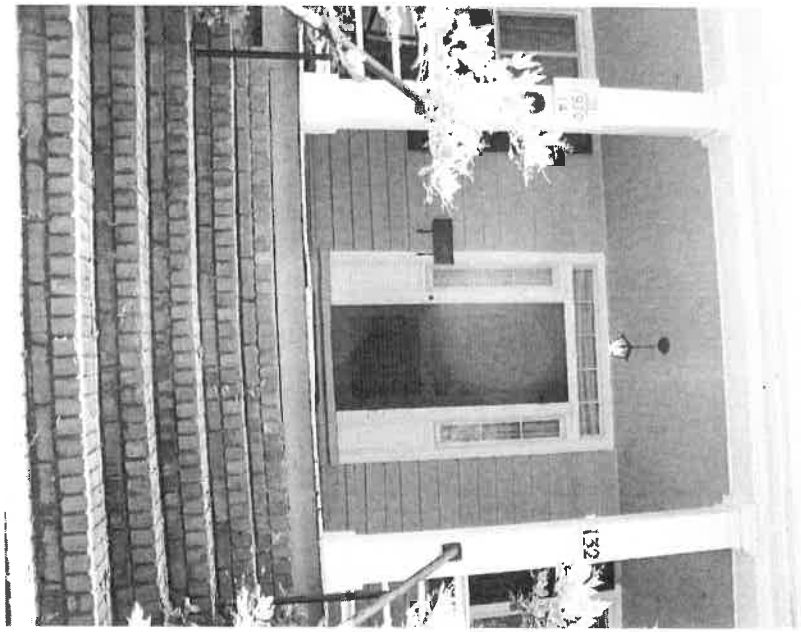
Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/23/2010

191-0121: 132 St. James Street



Date Filed: 7/1/24

Application #: ARB-2024-0030

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:

The applicant hereby requests approval for the project described on ARB Request Form (attached):

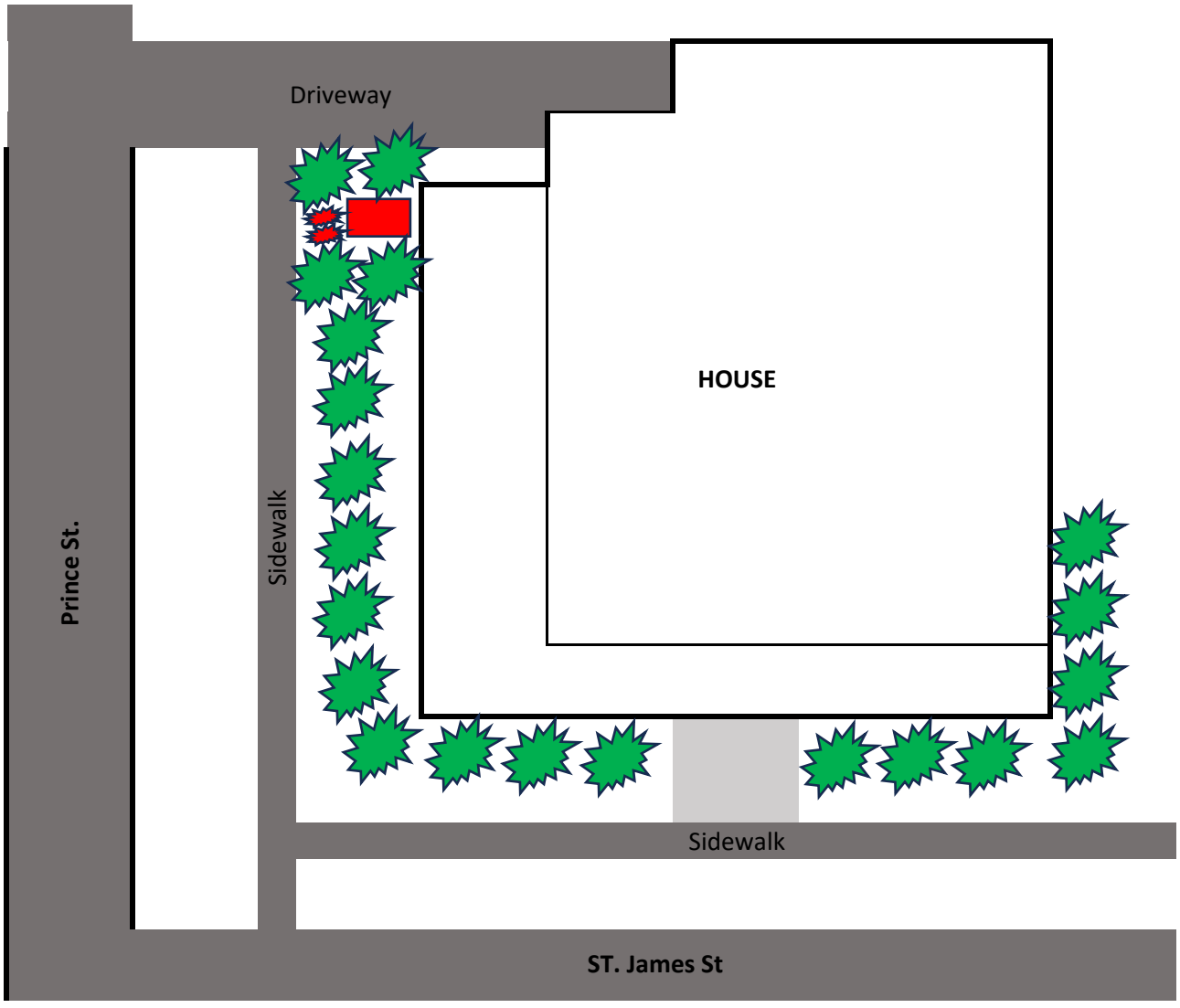
Property Address:	Tax Map Number:	
132 ST. JAMES ST		
Zoning District:		
Type of Application:	Type of Request:	
☒ New Application	☐ Demolition	☐ New Construction
☐ Application of Revisions	☐ Alteration	☐ Fence
☐ Request for time frame extension	☐ Repair	☐ Addition

Description of Request:

INSTALL WHOLE HOUSE GENERATOR.

List of materials to be used:

In addition to this application, the following supporting materials have been submitted.



New Generator
New vegetation

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Planning and Community Development Department
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CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: **ARB-2026-0031 – Request: Demolition and renovations at 419 Cannon Street. TMS# 05-0030-024-00-00.** Request to demolish the existing chain link fence; replace with a white picket fence, remove bay window on right side of house, repair the existing front porch, replace the brick steps, and removal and replacement of asbestos siding.

PROPERTY INFORMATION:

Address:	419 Cannon Street
Applicant/Property Owner:	Ede Graves & Gwen Webster, Four One Nine Cannon, LLC
Zoning District:	General Commercial (GC) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Corridor Commercial (*Reference item 2*)
Flood Zone:	X500 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	No (*See attached*)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2010 Standards for Residential Properties - Materials

2010.1 Overview

2010.101 Policy and Justification

Character defining exterior materials should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Materials such as masonry, wood siding, concrete, stucco, stone, and metal all contribute to the historic and architectural character of a building. If historic architectural materials are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2010.102 Standards

(1) If material replacement in-kind is not feasible or practical, the ARB may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.

(2) Replace architectural materials which match the original as closely as possible in form, scale, and design.
(3) Do not remove or alter original architectural materials from the building.
(4) Do not add non-historic materials to a building. Added materials to a property must be accurately based on physical, pictorial, or historical evidence in scale, location, proportions, form, and detailing.
(5) Do not cover or conceal original materials with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.
(6) The use of epoxies for wood repair and special masonry repair components may be appropriate.

2010.2 Brickwork and Masonry

2010.201 Policy and Justification

The key to historic brick preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and will not be approved. The use of hard mortars like Portland cement can cause the brick to crack and break when it can't expand and contract with the hot and cold weather. Low pressure water cleaning and the use of soft mortar mixes are best for Georgetown's brick buildings. Do not paint masonry which was previously unpainted.

2010.202 Standards

(1) Repair and repoint masonry walls and features using the historic brick and an appropriate mortar mix. If the original composition can't be determined, use an approvable historic compound such as one part lime and two parts sand.
(2) Clean masonry walls or features with detergent cleaners and using water pressure not exceeding 600 pounds per square inch.
(3) Remove paint from masonry walls and features with appropriate chemical agents and professional contractors. A test patch should be conducted first to ensure that no etching or staining of the brick will occur.
(4) No abrasive cleaning such as sandblasting will be permitted in the historic district.
(5) Do not cover masonry with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and not allow the brick to expand and contract properly.
(6) Masonry that has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Painting previously sandblasted brick or brick in poor condition to provide a sealing coat may be considered.
(7) Do not apply stucco to brickwork unless stucco was a historic application that has become deteriorated.
(8) For masonry needing repair, hand tools are recommended over electric power saws.
(9) Missing bricks should be replaced with bricks to match as closely as possible. Salvage companies may have molded or decorative bricks to match those missing on a dwelling.

2010.4 Siding

2010.401 Policy and Justification

Original wood siding materials should be preserved and maintained. Removal and replacement of original wood siding materials will not be approved unless it can be demonstrated that the siding is beyond repair. If replacement is required, it should be with

materials to match the original as closely as possible. For contributing buildings, alternative materials may be considered for nonvisible elevations. For non-contributing buildings, alternative materials may be considered for all elevations. The concealment of original wood siding materials with vinyl, aluminum, or other synthetic sidings is not approvable. These materials do not successfully imitate the appearance of historic original wood siding. Synthetic materials also are not "breathable" and may cause condensation and damage to the original siding beneath. Asbestos shingle siding is not hazardous as long as it is kept painted and encapsulated. If an owner is concerned about the potential hazard of the asbestos shingles they may be removed and replaced with appropriate alternative materials which match the original shingles as closely as possible.

2010.402 Standards

(1) Repair historic wood siding and wood elements with in-kind materials.

(2) Replace historic wood siding and wood elements with in-kind materials.

(3) Repair or replace non-historic siding materials with similar or compatible materials.

(4) Wood siding and wood details original to a dwelling should be repaired rather than replaced. Original wood siding should be replaced only if it can be demonstrated that the siding is beyond repair.

(5) Replacement of original wood siding with alternative materials may be considered if consistent with the ARB's overall approach to alternative materials outlined in Section 2009.

(6) Wood shingles should be repaired rather than replaced. If replacement is necessary due to deterioration, the new shingles should be in-kind and should match original in material, appearance, visual texture and profile.

(7) Wood siding, shingles, and other exterior wood materials shall not be concealed beneath artificial or synthetic sidings. The application of materials such as vinyl or aluminum over original wood siding is not approvable.

(8) Wood siding should be maintained through regular painting, but when paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods, never through sandblasting or other abrasive methods. The use of circular grinders or sanders should not be used to remove paint.

(9) Asbestos shingles which are original to a dwelling should be kept stained or painted. If individual shingles are missing or cracked, matching new shingles of cementitious material or fiberglass are appropriate for replacement or repair.

(10) Asbestos shingles which conceal the original wood siding exterior may be removed and the original wood siding restored. Removal will require qualified professionals with disposal meeting hazardous material requirements.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

(1) Repair in-kind architectural features with materials, form, scale, and design which match the original.

(2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.

(3) Do not remove or alter original architectural features or ornamentation from the dwelling.

(4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

(5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.5 Foundations

2011.501 Policy and Justification

The pattern, materials, and dimensions of original foundations contribute to the historic character of a building and help convey the style and period of the building. Proper maintenance is key to preservation, and repair should occur promptly when deterioration is observed. In cases where materials are beyond repair, replace them with material matching the original. Original foundations should not be concealed beneath added materials.

2011.502 Standards

(1) Repair masonry foundations with materials to match the original.

(2) Replace masonry features with materials to match the original as closely as possible.

(3) Repaint previously painted masonry foundations.

(4) Repoint masonry with an appropriate mortar mix which closely resembles the original mortar composition.

(5) Repair frame lattice panels between brick piers and replace lattice panels in keeping with traditional designs.

(6) Foundations of brick piers should be left open or be filled in with traditional materials, such as wood lattice framed panels or brick lattice panels. Frame lattice panels should be set back from the fronts of the piers by at least 2 inches. If brick lattice panels are used, the brick should be similar in color, texture and mortar joint profile as the original brick piers. Where wood lattice panels contact dirt at base, synthetic lattice materials may be considered.

(7) Do not conceal or enclose foundations with concrete block, plywood panels, corrugated metal, or wood shingles.

(8) Foundations should not be painted or stuccoed, but these treatments may be considered if the brick and/or mortar is mismatched or inappropriately repaired.

2011.10 Porches, Columns, and Railings

2011.1001 Policy and Justification

Original porches should be repaired, preserved and maintained. Those on the primary façades of dwellings should not be enclosed with wood or glass panels. The screening of porches on the fronts of dwellings is appropriate if the framing is kept to a minimum. If repair of porch elements is required, use materials to closely match those which exist. If porch elements such as columns, balusters, or floorboards are deteriorated and need replacement, alternative materials may be considered. If an original porch is missing, a new porch may be constructed based upon photographic or physical evidence or based upon the design of similar style and age dwellings. In some cases, dwellings had their original porches removed and replaced with

Craftsman/Bungalow style porches in the 1920s and 1930s. These porches reflect the historical evolution of property and may be significant in their own right.

2011.1002 Standards

(1) Repair porch elements with materials to match the original.

(2) Replace porch elements with materials to match the original.

(3) Ceiling fans may be installed on porches.

(4) Porches on front and side facades should be maintained in their original configuration and with original materials and detailing.

(5) Porches should not be removed if original.

(6) Porches on front and readily visible side elevations should not be enclosed with glass or wood panels. Those on rear or non-readily visible side facades may be enclosed with acceptable glass or wood panels as long as there is no removal of extensive historic fabric and the enclosure is reversible.

(7) The enclosure of front porches and those on readily visible side elevations with screen panels may be appropriate if the framing is minimal and the viewing of the façade behind the screen panels is not significantly impaired.

(8) Porches which have wood floors should have wood stairs repaired or replaced as needed, not brick or concrete. On rear or non-readily visible side elevations wood stairs are also recommended but brick or cast concrete steps may be added at these locations.

(9) Porches on the fronts of dwellings may be partially enclosed with lattice panels compatible with the style of the house for privacy. This should not exceed more than one-third of the porch area in order to maintain its traditional open appearance. Lattice panels should be compatible with the style of the house and be added behind, not in front, of porch columns and railings. Lattice panels in traditional square and diagonal designs are appropriate.

(10) The use of trellis panels is appropriate for porches on all elevations.

(11) Wood porch floors that are deteriorated should be replaced with wood tongue and groove flooring or boards running perpendicular to the façade. The use of alternative porch floor materials may be considered on rear elevations.

(12) Porches that are missing their original columns and balusters should be rebuilt based upon photographic or physical evidence. If no evidence exists, porches should be rebuilt in keeping with porches of similar house styles and age.

(13) Balusters (also called spindles) should be carefully sized for any replacement porch. Milled spindles measuring 3 feet high and 2 inches in diameter are best for Georgian, Federal, Queen Anne, and Folk Victorian dwellings. Balusters or spindles which are smaller than 2 inches in diameter are not appropriate for exterior porches. Square balusters which are 3 feet high and 2 inches to 3 inches in width and depth are best for Craftsman/Bungalow dwellings.

2011.12 Staircases and Steps

2011.1201 Policy and Justification

Because of their exposure to the elements most of the wood staircases built prior to 1900 have been rebuilt. In many cases the original wood steps have been replaced with steps of brick or concrete. Replacement of deteriorated wood steps with wood is preferable to replacement with brick, pre-cast concrete, or wrought iron.

2011.1202 Standards

(1) Replace non-historic wood, brick, or concrete staircases and steps with in-kind or compatible materials.

(2) Add staircases and steps on rear elevations and side elevations not readily visible.

(3) Staircases and steps original to a dwelling should be repaired and retained. Wood, brick, and concrete steps should be repaired with materials to match the original.
(4) The installation of brick staircases and steps to replace wood staircases and steps on primary elevations is discouraged but will be considered. The use of pre-cast concrete staircases and steps is not appropriate on contributing houses, or on primary elevations of non-contributing buildings and new dwellings.
(5) Where required by codes, new stairs should be designed with "graspable" handrails which are no larger than 1-1/2 inch in diameter. These handrails can be attached to existing wood staircases when required for codes.

2011.13 Windows and Shutters

2011.1301 Policy and Justification

Windows on historic dwellings should be maintained or repaired to match the original design. Approval to remove original wood sash or steel casement windows will only be granted if the windows can be demonstrated to be beyond repair. If windows are deteriorated beyond repair, the installation of new wood or steel windows to match the original designs is preferred. Alternative materials may be considered. Original window openings on primary facades or readily visible side elevations should not be covered or concealed. Original window openings should not be enclosed for the addition of smaller windows. New window openings should not be added on the fronts of dwellings but may be added at the rear or side elevations if not readily visible.

Window shutters have been traditional features on houses in Georgetown in both louvered and paneled wood designs and their continued use is encouraged. Historic wood shutters should be preserved and maintained. New shutters may be added if they are of wood, of traditional design and with dimensions which match the window opening. The installation of storm windows can help in lowering energy costs and are appropriate for Georgetown's historic dwellings. Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. The installation of screen panels is also appropriate as long as they retain the open appearance and the visibility of the windows behind them. The installation of visible security bars on the exterior of windows is not appropriate on primary facades. Window bars may be added on the exterior of windows on rear or side elevations not readily
visible.

2011.1302 Standards

(1) Repair a historic or non-historic window with in-kind materials of similar design.
(2) Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.
(3) Windows should be repaired rather than replaced. Window replacement will only be approved if it can be demonstrated that the historic windows are beyond repair.
(4) If replacement of original or historic windows is demonstrated to be necessary, the replacement windows should be in-kind.
(5) Windows of alternative materials may be considered.
(6) New window openings should not be added to primary façades or to readily visible side elevations.
(7) Windows of steel or other metal designs should be preserved and maintained or replaced with new metal windows which are similar in appearance and materials.
(8) Replacement windows should not have snap-on, flush, or simulated divided muntin's. Muntin's sandwiched between layers of glass, snap-on muntin's, and surface-applied muntin's are not appropriate and shall not be approved.

(9) Clear glass must be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or frosted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible.

(10) If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.

(11) Shutters that are original to the dwelling should be preserved and maintained. If not possible, replace historic wood shutters with in-kind materials or similar design.

(12) Add wood shutters based on traditional designs and that fit the window opening.

(13) Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.

(14) Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it. Storm windows should be of anodized or baked enamel surfaces and not unfinished metal.

(15) Shutters should not be added to contributing buildings unless historically appropriate to that style house in Georgetown or there is physical or photographic evidence that shutters were original to the dwelling. Adding shutters to non-contributing and new buildings will be considered.

(16) New shutters shall be of louvered or paneled wood construction or another documented historical style appropriate for that style of the building in Georgetown. They must be either working shutters or shutters that appear to be working shutters with appropriate hardware.

All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.

(17) Shutters should not be added to banks of multiple windows.

(18) The application of vinyl or metal shutters on primary elevations will not be approved. These types of shutters may be considered for rear and side elevations not readily visible.

(19) Window screens should be framed in wood or baked-on enamel aluminum and fit within the window frames and not overlap the frames.

(20) Security bars shall not be applied to any elevation of contributing buildings or to primary or other readily visible elevations of non-contributing

2012 Standards for Residential Properties – Setting

2012.2 Fences, Gates, and Walls

2012.201 Policy and Justification

Historic fence materials such as cast and wrought iron, brick, and woven wire should be preserved and maintained. The installation of new fences in keeping with traditional locations, designs and materials is appropriate for the historic district. Vinyl and similar synthetic fencing materials are incompatible and not approvable.

2012.202 Standards

(1) Repair or replace fence or wall materials with in-kind materials.

(2) Installation of new wood picket fences in front yards or privacy wood fences in side or rear yards is appropriate if they are in traditional and permitted dimensions and designs. Fences should have pickets no wider than 4 inches and should be set apart a maximum of 3 inches. Wire fences should not be more than 4 feet tall. Privacy fences constructed of wood board should be located in rear yards and generally be no taller than 6 feet. Higher fences may be considered subject to code limitations.

(3) Preserve original cast and wrought iron, woven metal wire, or brick fences and walls. If historic fences or walls are missing, they may be reconstructed based on physical or pictorial evidence.
(4) Cast iron fences may be added to buildings constructed in the mid- to late-19th and early 20th centuries. Cast iron fences are not appropriate for dwellings built after the mid-20th century.
(5) Chain link, concrete block, or synthetic materials are not appropriate for the historic district in front yards or readily visible side yards. Split or horizontal rails, railroad ties, or timbers are inappropriate for front yards or elsewhere if readily visible.
(6) Fence posts, rails, and other framing members should be on the inside of the fence facing the dwelling rather than the street and sidewalk.
(7) Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.
(8) For safety reasons Code requires that fences within 10 feet of streets be no taller than 3 feet or transparent so as to not obstruct the view of vehicles attempting to exit the property. Taller fences located more than ten feet from the public right-of-way may be considered. Fences should be located behind either the front plane of any open front porch of the building and that of any open front porch of any adjacent dwelling or behind any significant side elevation architectural feature (such as a bay window, porte-cochere or building projection) of the building, whichever is the lesser distance from the street.
(9) Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, "dog ear," or Gothic (pointed tops) designs are acceptable if the design is consistent with the house style. "Stockade" designs are prohibited. Fences should be stained or painted to blend with the dwelling or building. Privacy fences of brick or pierced brick are less appropriate for the historic district than those of wood but may be considered for rear yards.
(10) Where residential properties are adjacent to commercial or other non-residential uses, alternative fence heights may be considered.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

500 Area, Yard, and Height Requirements Table.

	MINIMUM LOT SIZE			MINIMUM SETBACK FROM PROPERTY LINE				
District	**Area in Square Feet**	**Area in Acres**	**Lot Width at Building Line**	**Front**	**Side**	**Rear**	**Principal Street Side on Corner Lot** *[511]*	**Maximum Height of Structure**
R1 Residential	10,000	--	70	30*[508]*	10	20	15	35
R2 Residential	8,000*[501.1]*	--	60*[502.1]*	30*[508]*	10	20	15	35
R3 Residential	8,000 *[501.2.509]* 12,000 (MF) *[502.1,510.1]*	--	60*[502.2]*	30*[508]* 35*[508]*	8 30	10 30	12 45	35
R4 Residential	6,000 *[501.2.510.2]* 10,000 (MF)*[501.2, 510.2]*	--	60*[502.3]*	25*[508]* 25*[508]*	8 10	10 15	12 15	35
R5 Residential *[507]*	5,000 *[501.2]*	--	50	20*[508]*	7*[509]*	10	10.5	35
MR Residential *[506.2]*	10,000	--	70	30*[508]*	10	20	15	35
IC Commercial	2,500	--	25	0*[503]*	0*[503]*	25	0*[503]*	35
CC Commercial	--	--	--	--	--*[504]*	--*[504]*	--*[504]*	45
WC Commercial	15,000	--	70	30	10	20	15	35
GC Commercial	10,000	--	60	50*[505]*	10	10	15	35
NC Commercial	6,000	--	60	25	8	10	12	35
PS Public Service	10,000	--	60	50*[505]*	10	10	15	35
LI Industrial	--	1	100	40	20	20	30	35*[506.1]*
HI Industrial	--	5	300	40	20	25	30	35*[506.1]*
CP Conservation	--	--	--	30	--	--	--	25

803 Fences

803.1 Height. Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4 and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

803.2 Adequate light and air: Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

803.3 Historic Buildings District: Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

OPTIONS:

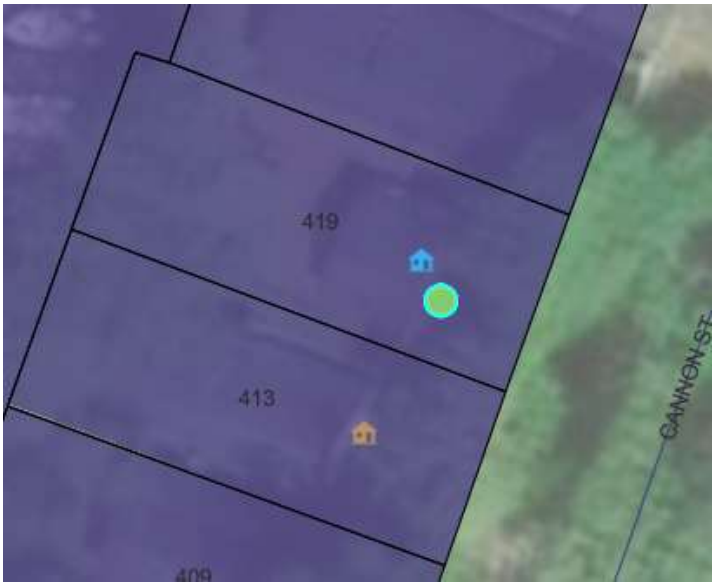
1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Flood zone	X500
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0252
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0030-024-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 419 Cannon Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: This resource was constructed after the Georgetown National Register Historic District's period of significance; however it would be a contributing resource if the historic district's period of significance is expanded to include the 1922-1960 period.

Other Designation:

Property Description

Construction Date: 1930

Commercial Form:

Stories: 1 1/2 stories

Alteration Date:

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: full facade

Shape: hip

Construction Method: frame

Exterior Walls: asbestos shingle

Foundation: brick pier with fill

Significant Architectural Features: Frame vernacular: 6/6 sash, shed dormer with three 6-light windows, canted bay on right elevation, 1-story rear ell.

Alterations:

Architect(s)/Builder(s):

Historical Information

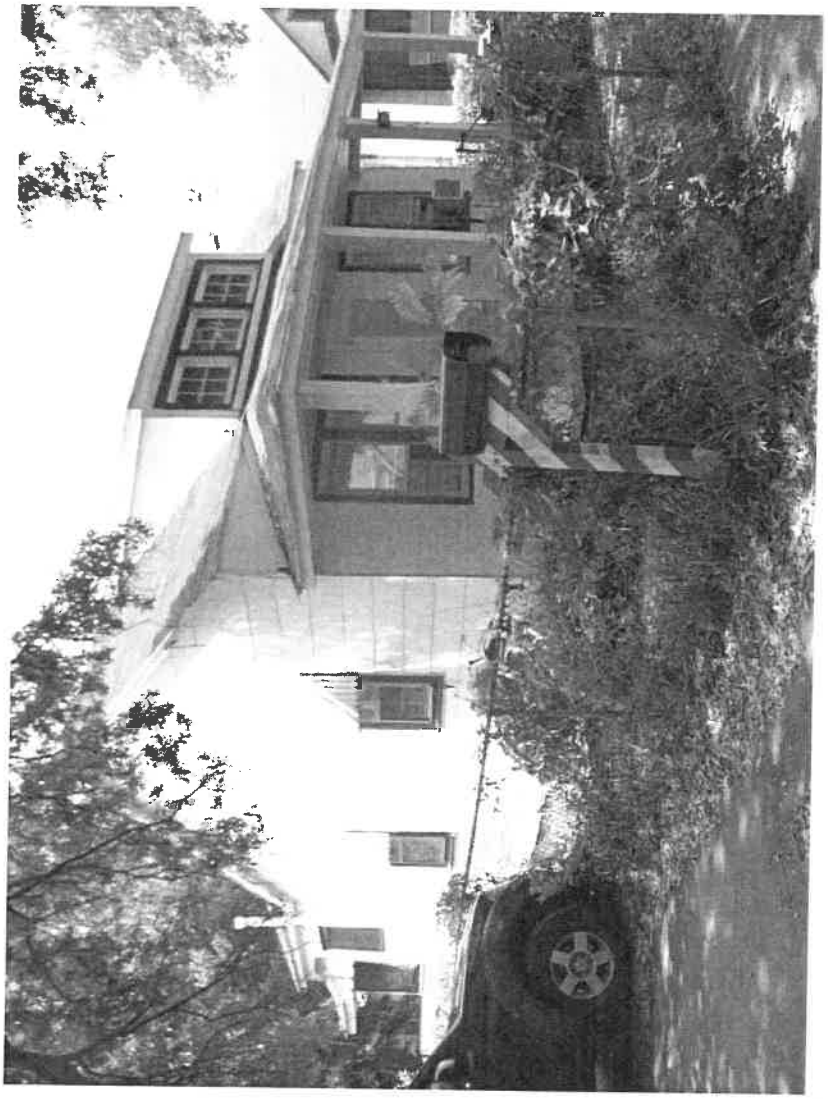
Historical Information:

Source of Information: Sanborn Map: 1913, 1924.

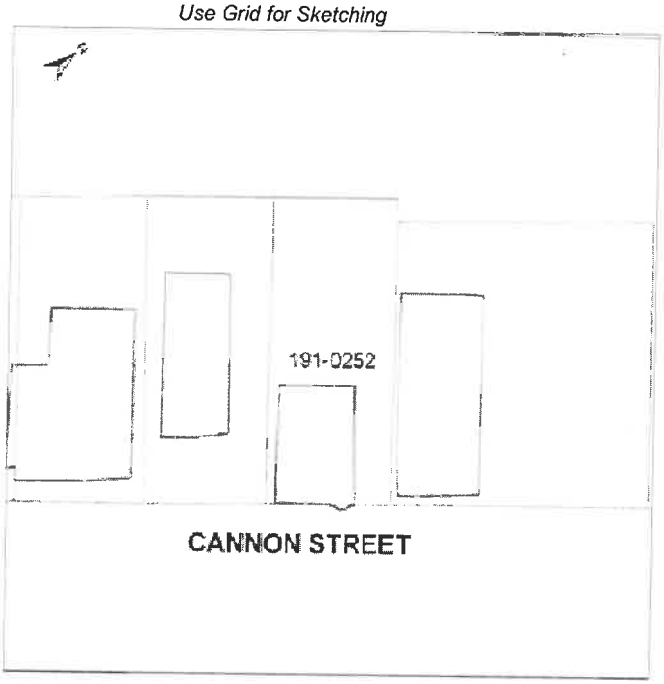
Photographs

Roll No. Neg. No. View of

Façade and Side Elevation, Looking N
Façade and Side Elevation, Looking W



Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/23/2010

191-0252: 419 Cannon Street

Date Filed: _____ **Application #:** _____

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:

The applicant hereby requests approval for the project described on ARB Request Form (attached):

Property Address:	Tax Map Number:	
419 Cannon Street	05-0030-024-00-00	
Zoning District:		
General Commercial		
Type of Application:	Type of Request:	
☒ New Application	☒ Demolition	☐ New Construction
☐ Application of Revisions	☒ Alteration	☒ Fence
☐ Request for time frame extension	☒ Repair	☒ Addition

Description of Request:

1. Remove chain link fence around front porch to corners of house and replace with white picket fence
2, Remove bay window on right side of house (Not original
3. Repair front porch with like materials in same location
4. Replace brick steps with "old" brick
5. Replace asbestos siding with cypress on front and back and matching cementitious boards on sides

* Details on windows, doors, lighting and fence will be presented to ARB within 90 days.

List of materials to be used:

Siding will be 4.5" reveal painted cypress on front elevation, stained cypress on back elevation, and matching cementitious boards on sides.

Foundation will be concrete block (painted or covered in tabby)

In addition to this application, the following supporting materials have been submitted.

County Property description
July 2, 2026 Survey
Photos of condition of house
Floor plan, indicating which sections we wish to remove
Illustrations of siding and tabby

Date Filed: _____ **ARB Request Form** **Application #: _____**

CITY OF GEORGETOWN

ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found on online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at: https://www.georgetownsc.gov/governmental_services/departments/planning___community_development/zoning_ordinance.php.

The Zoning Map can be found online at: City of Georgetown Official Map

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

___Yes ___No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

___Yes ___No $300 application fee
$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit #_____

Date Approved _____

$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

___Yes ___No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private). location of service areas, sign location, parking, lighting plan, and fencing.

___Yes ___No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

___Yes ___No Detailed drawings for new construction/additions/alterations/renovations:

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

___Yes ___No Lighting plan, etc., as applicable.

___Yes ___No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___Yes ___No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

___Yes ___No Color samples/descriptions included for:

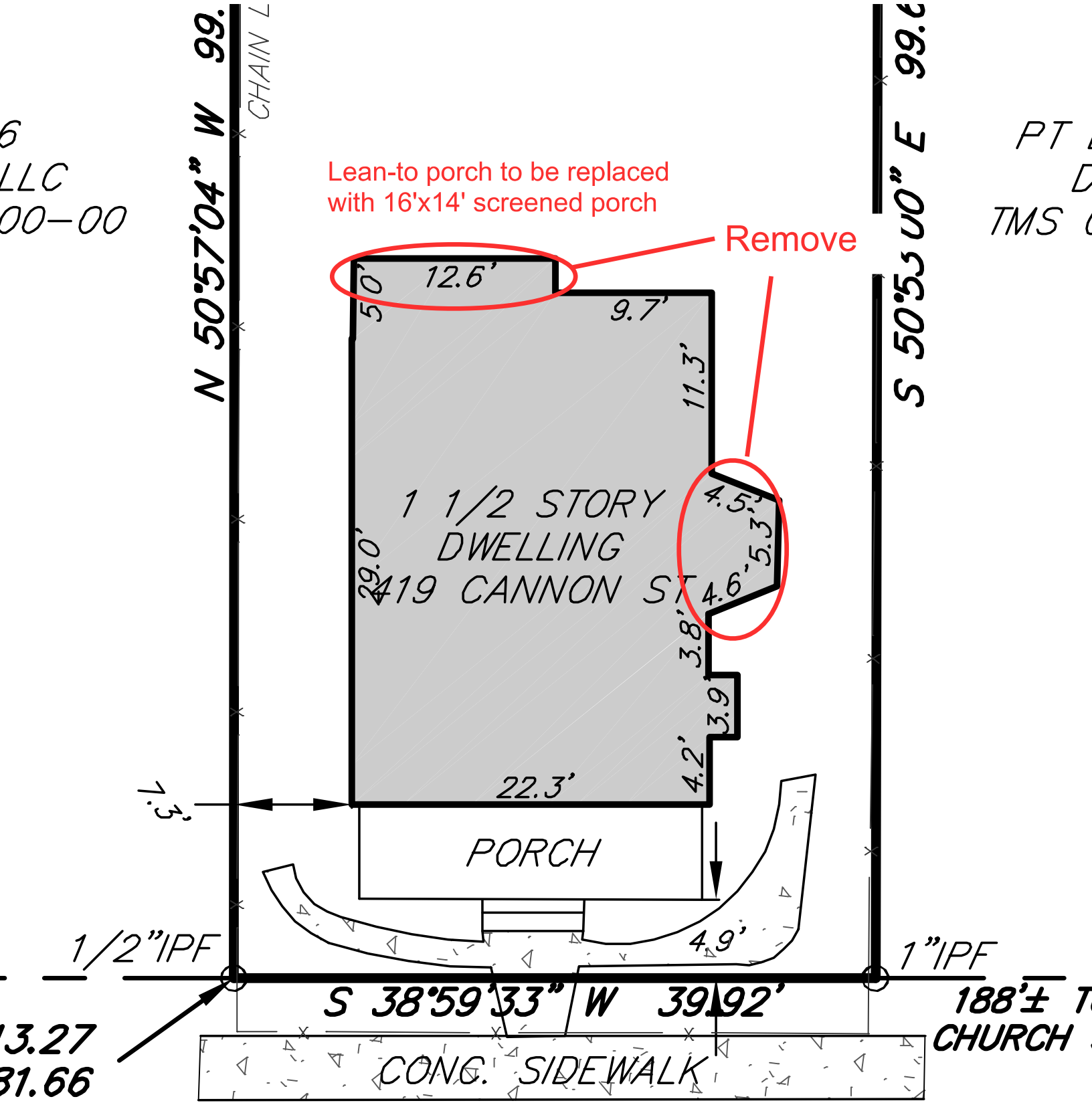
- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

___Yes ___No Additional materials/samples for: _____.

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.


Lean-to porch to be replaced
with 16'x14' screened porch
Remove
N 50°57'04" W 99.
CHAIN L
S 50°53'00" E 99.
12.6'
5.0'
9.7'
11.3'
1 1/2 STORY
DWELLING
419 CANNON ST
29.0'
4.5'
5.3'
4.6'
3.8'
3.9'
4.2'
22.3'
7.3'
PORCH
4.9'
1/2"IPF
1"IPF
S 38°59'33" W 39.92'
188'± T
CHURCH
CONC. SIDEWALK

FOUR ONE NINE CANNON, LLC

ARB APPLICATION - August 2026

This house is as close to a tear-down as you can get, but we are determined to save it. Interior demolition has revealed that the house is not one, but two and maybe three houses cobbled together. The front portion of the home appears to have been built in the early 1800's, the middle portion is perhaps early 1900's and the back section is 1930's. We are hoping to preserve as many of the materials of the house as possible, reusing them in different ways throughout the interior.

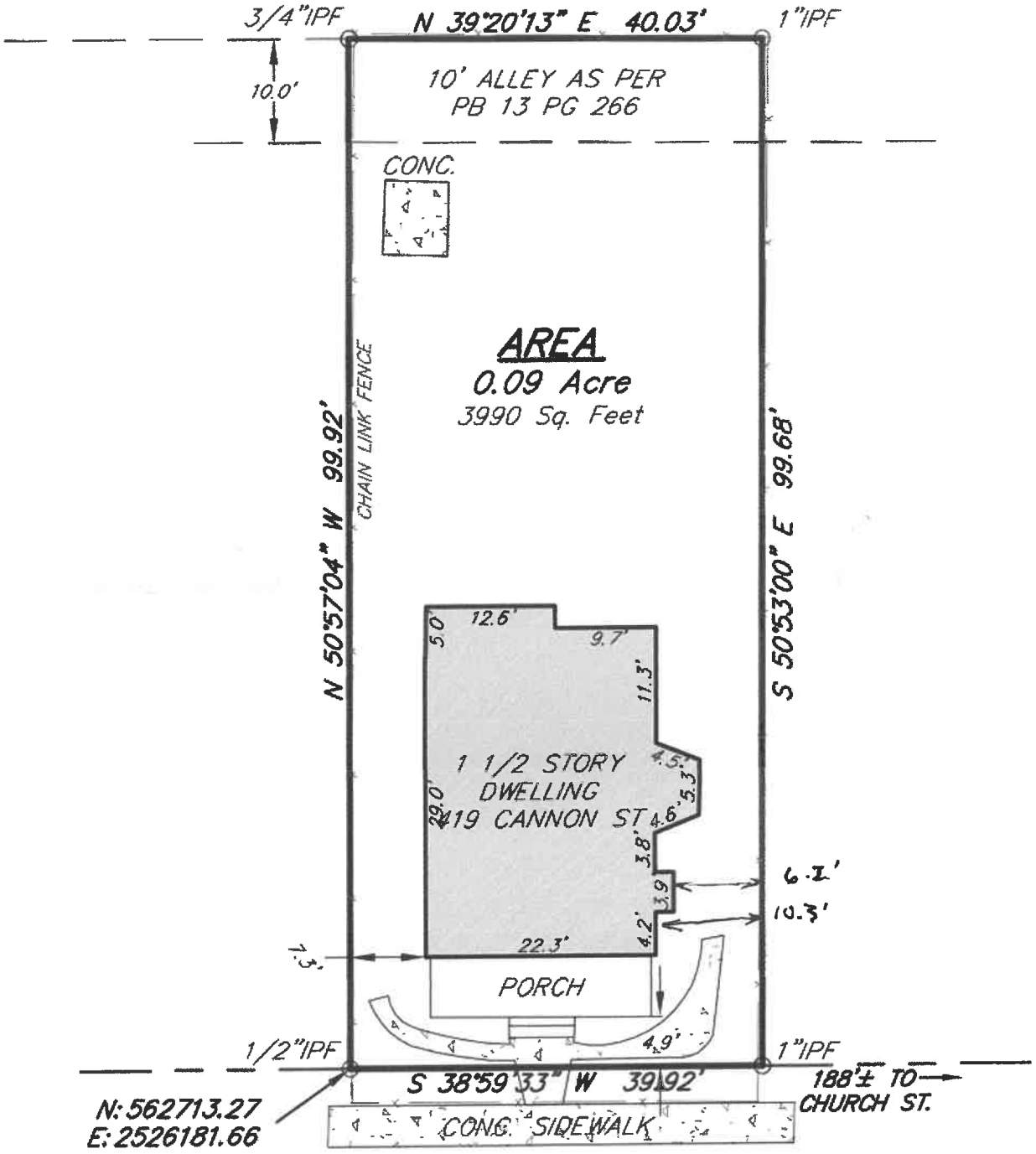
The house was built on low pier footings that have sunk over the 100+ years so we need to replace and add structural piers in several locations. To do that, because the crawl space is so shallow, we will remove the existing floors (there are no subfloors anyway) and work from inside the perimeter of the walls to do the foundation work. That will also allow us to do any under-house plumbing and utility work before putting in all new subfloors and finished floors throughout the house.

The front porch needs significant repairs to the structure and the posts. We will be using like materials and like design on all. We propose repurposing some of the bead board from inside the house as the ceiling material on the front porch and would like to finish the space below the front and sides of the porch by applying a tabby-covered concrete coating.

We plan to remove the bay window on the right side which is leaking and is not original to the house. We hope to reuse two of the windows to replace others in the house that are rotten (We will present a full window plan at a following ARB meeting.) We want to replace the small lean-to type porch that is rotten and not original with an 18'x 12' screened porch.

We will remove the asbestos shingle siding and replace it with painted 4.5" reveal cypress siding on the front and matching cementitious boards on the sides. The back of the house, which will be the screened porch, will be sided in natural cypress (same wood as on front, except stained rather than painted.

We would like to come back to ARB in 60 - 90 days to submit new front and back doors, window replacements, as well as lighting, fence, driveway and walkway plans.


3/4"IPF
N 39°20'13" E 40.03'
1"IPF
10.0'
10' ALLEY AS PER
PB 13 PG 266
CONC.
AREA
0.09 Acre
3990 Sq. Feet
CHAIN LINK FENCE
N 50°57'04" W 99.92'
S 50°53'00" E 99.68'
5.0'
12.6'
9.7'
11.3'
1 1/2 STORY
DWELLING
#19 CANNON ST
4.5'
5.3'
29.0'
4.6'
3.8'
3.9'
4.2'
6.2'
10.3'
22.3'
1.3'
PORCH
4.9'
1/2"IPF
1"IPF
S 38°59'33" W 39.92'
188'± TO
CHURCH ST.
N: 562713.27
E: 2526181.66
CONC. SIDEWALK
BACK OF CURB
EDGE OF PAVEMENT
CANNON STREET
75' R/W

Georgetown County, SC

Summary

Parcel Number	05-0030-024-00-00
Account #	22761
Property Address	419 CANNON ST
Legal Description	PT 192 GTOWN & PT LE (Note: Not to be used on legal documents.)
Acres/Lot	1.000
Property Usage	Improved Residential Lot (N100)
Mobile Home Decal #	
Tax District	Dist 5
Neighborhood	HISTORIC DISTRIC GEORGETOWN 05

Owners

PARKER DAVID
31 GRAMERCY PARK S APT 1A
NEW YORK NY 10003

Valuation

	2025	2024
+ Building Value	$110,200	$51,400
+ Land Value	$52,000	$40,000
+ Misc Value	$0	$0
= **Total Market Value**	**$162,200**	**$91,400**
+ Ag Credit	$0	$0
= **Total Taxable Value**	**$162,200**	**$91,400**
Capped Taxable Value	*$85,830	*$74,635
Total Assessment	$5,150	$4,478

*This parcel is subject to the value cap

To see the tax information for this property click here http://www.georgetowncountysctax.com

Land

Land Use	Unit Type	Frontage	Depth
Res ImpN (N100)	LOT	0	0

Buildings

Building Type	1 STORY / 1
Year Built	1930
Finished Area	752
Total Area	1064
Num of Bedrooms	3
Foundation	PIER WITH CURTAIN WALL
Roof Type	
Roof Coverage	COMP SHINGLE
ExteriorWalls	SHINGLE
Fireplaces	0
Full Bathrooms	1
Half Bathrooms	0

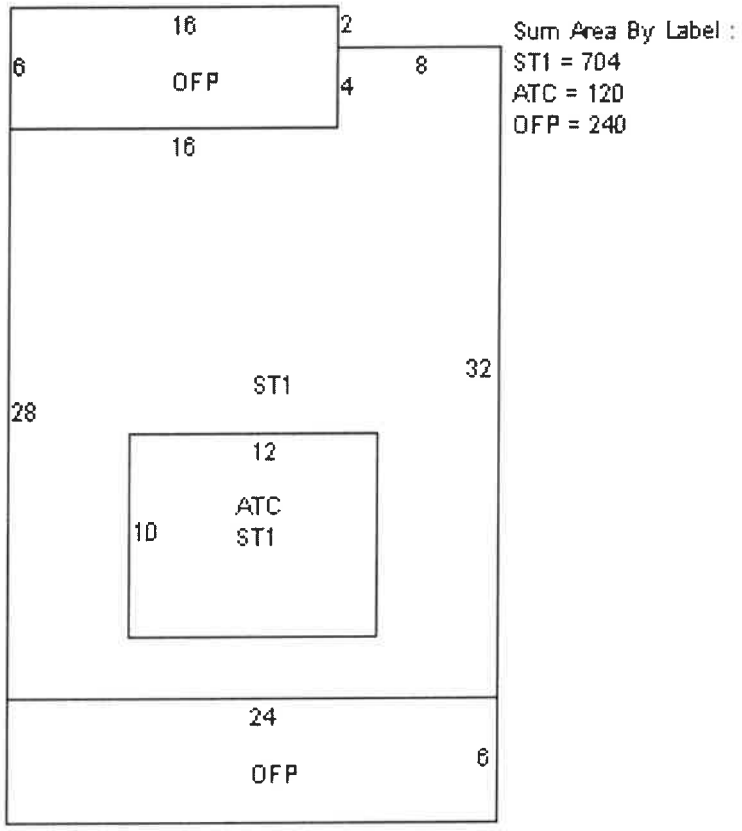
Yard Items

Description	Year Built	Out Building Type	Quantity	Units
MANUAL	0	S1F-SINGLE 1	1	1 SF

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Grantor	Grantee
9/2/2025	$1	Quitclaim	4891	374	PARKER DAVID	PARKER DAVID
10/1/1991	$20,000		480	304		PARKER DAVID
1/1/1960	$0		53	615		

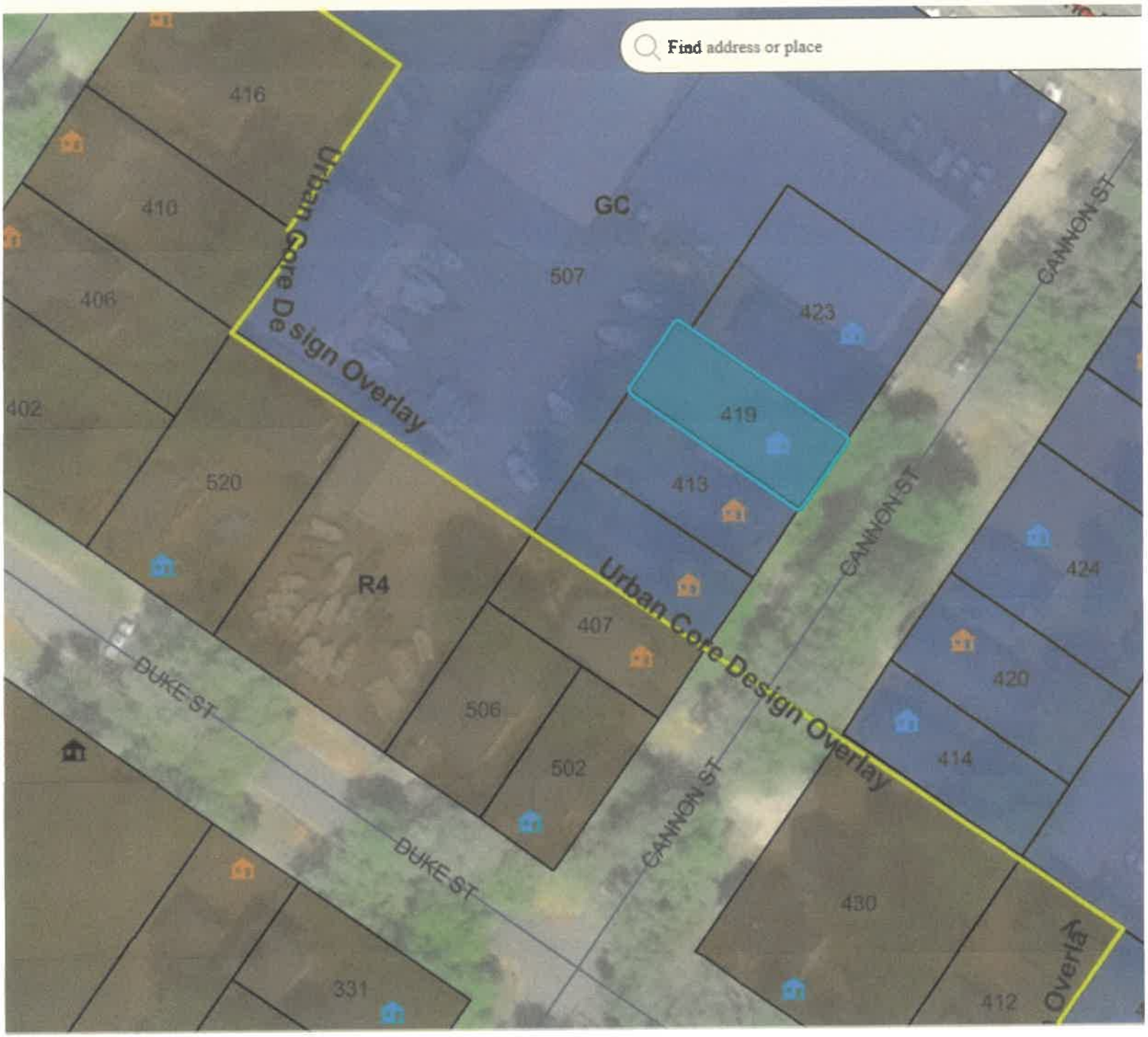
Sketches

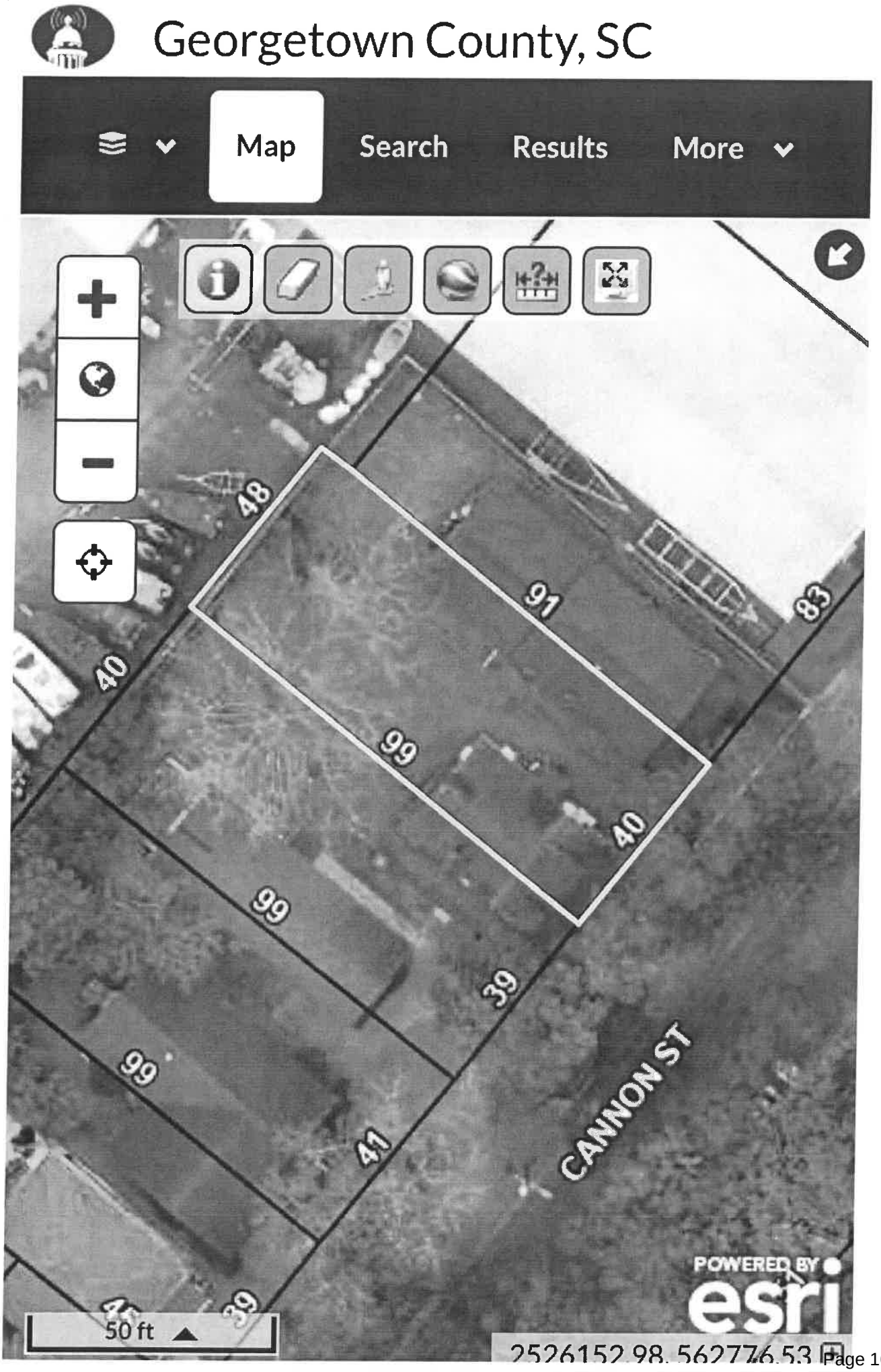


Photos

No data available for the following modules: Commercial Buildings, Mobile Home Buildings.

y of Georgetown Official Maps




Georgetown County, SC
Map
Search
Results
More
48
91
83
40
99
40
99
39
99
41
CANNON ST
50 ft
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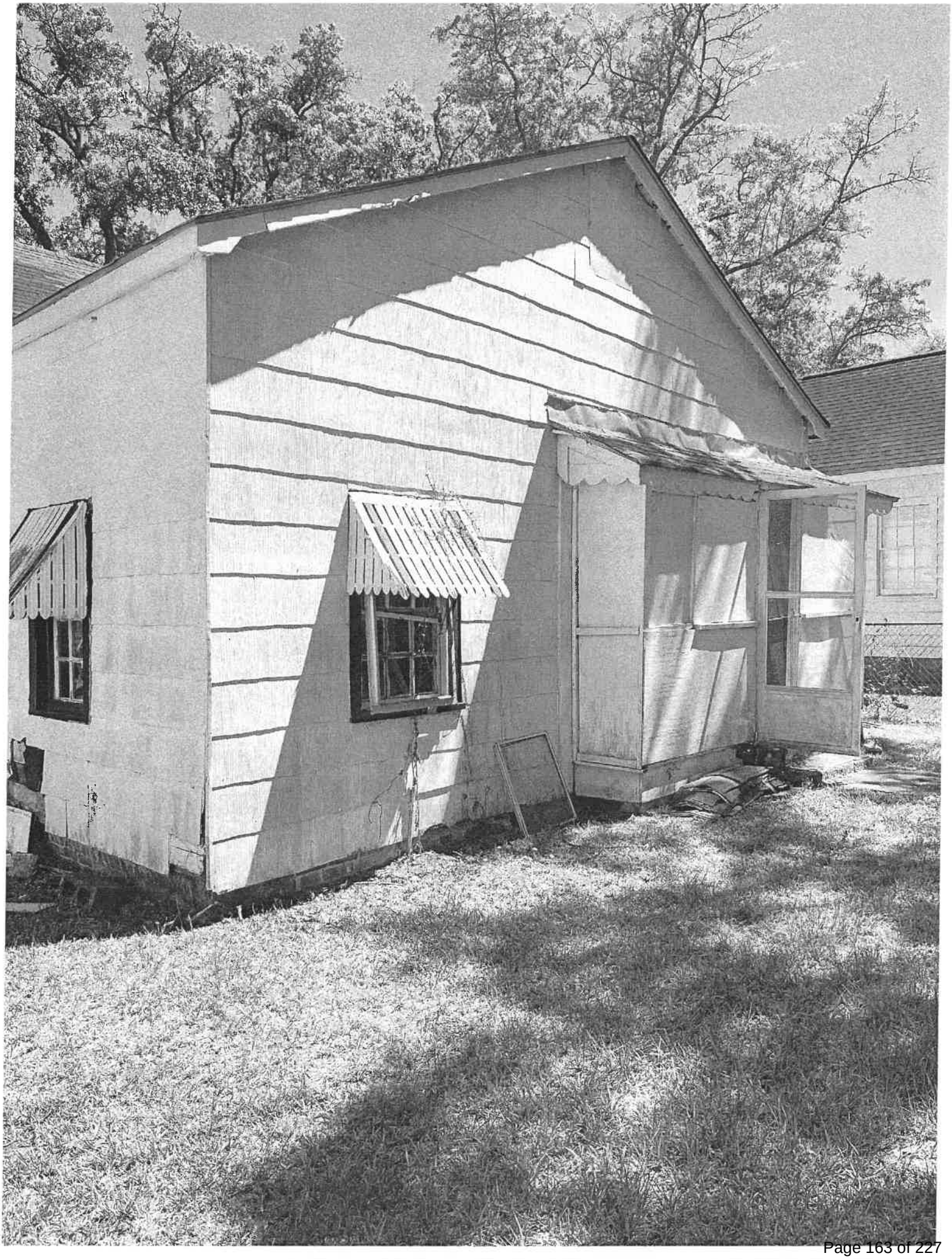
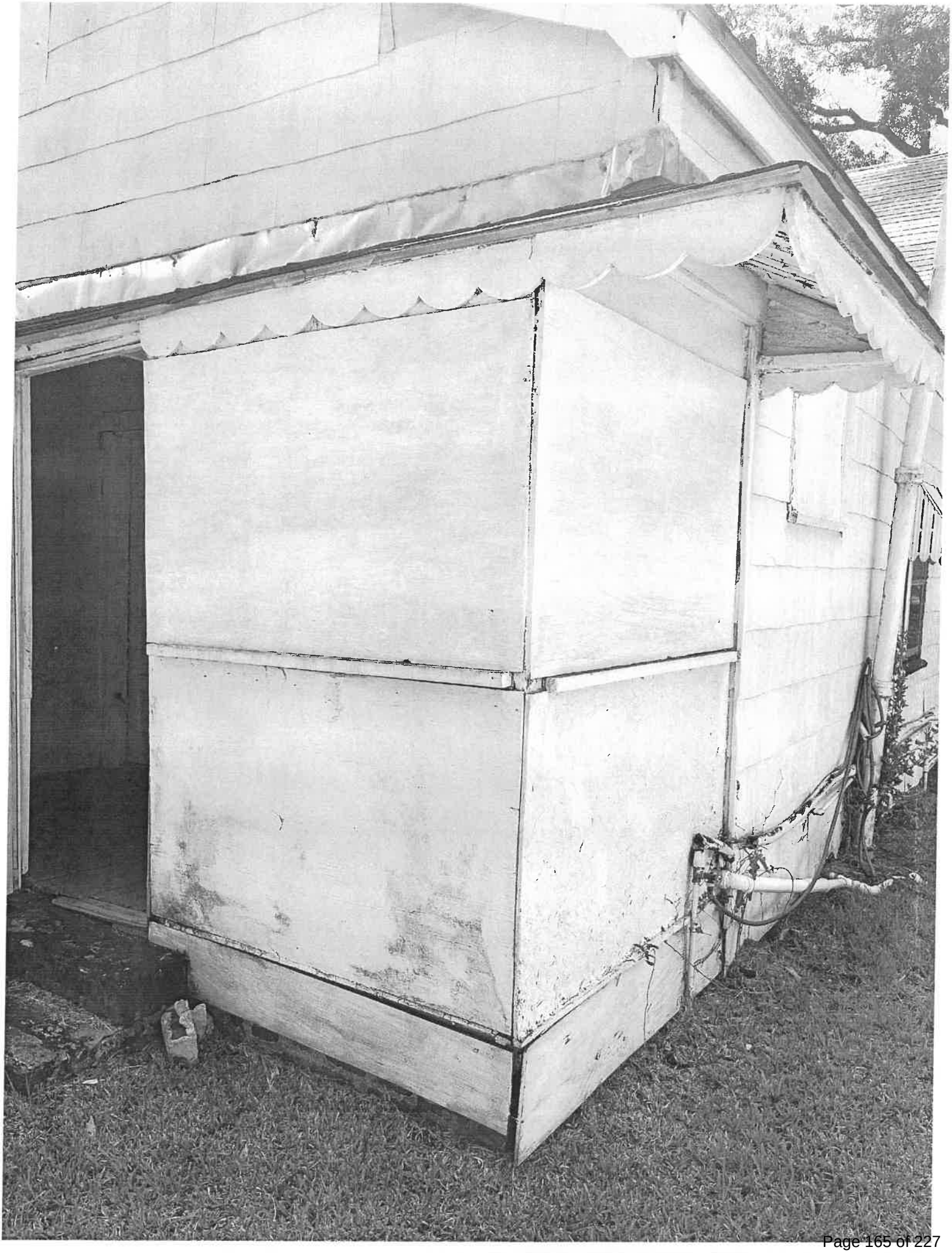
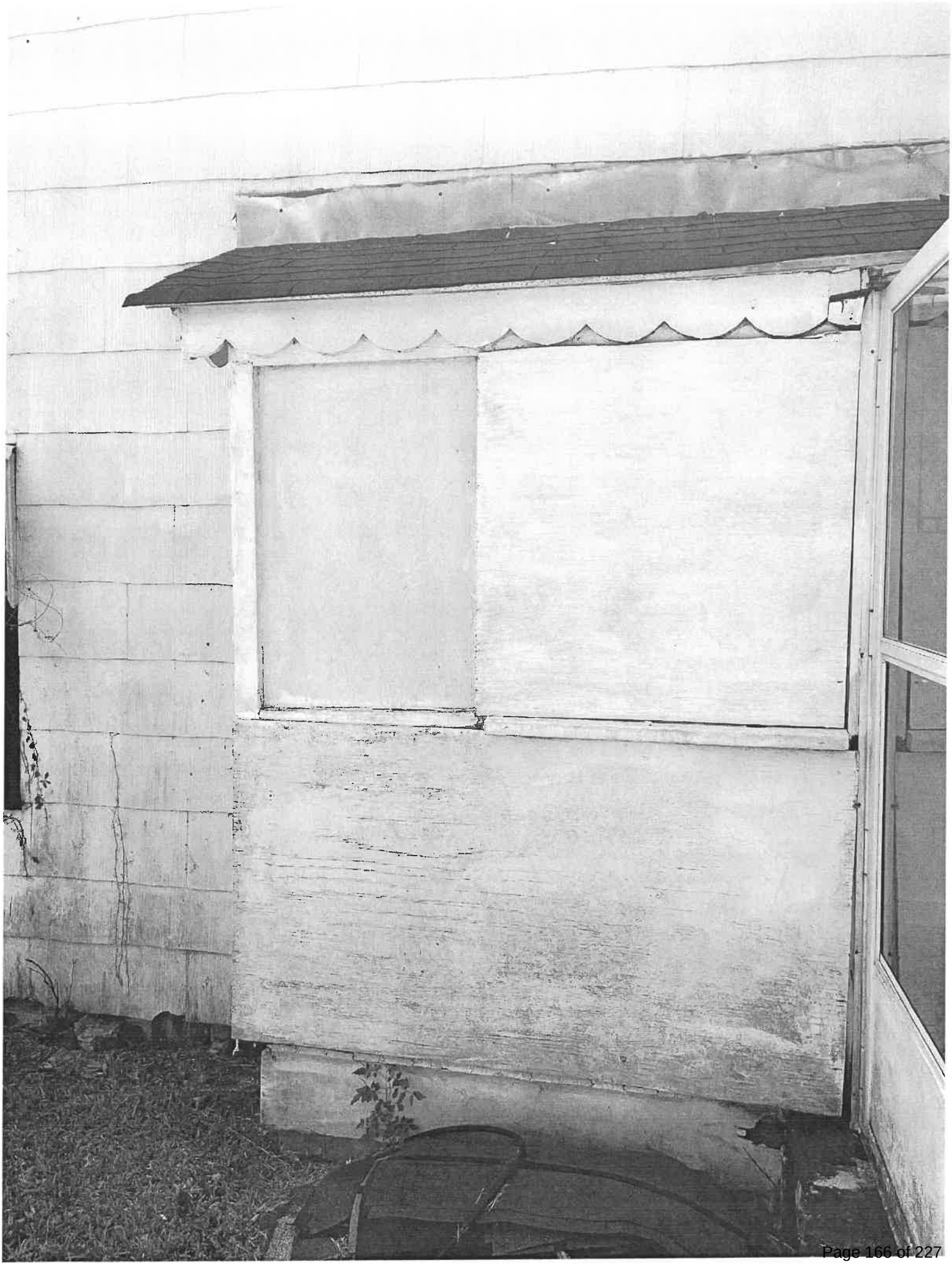
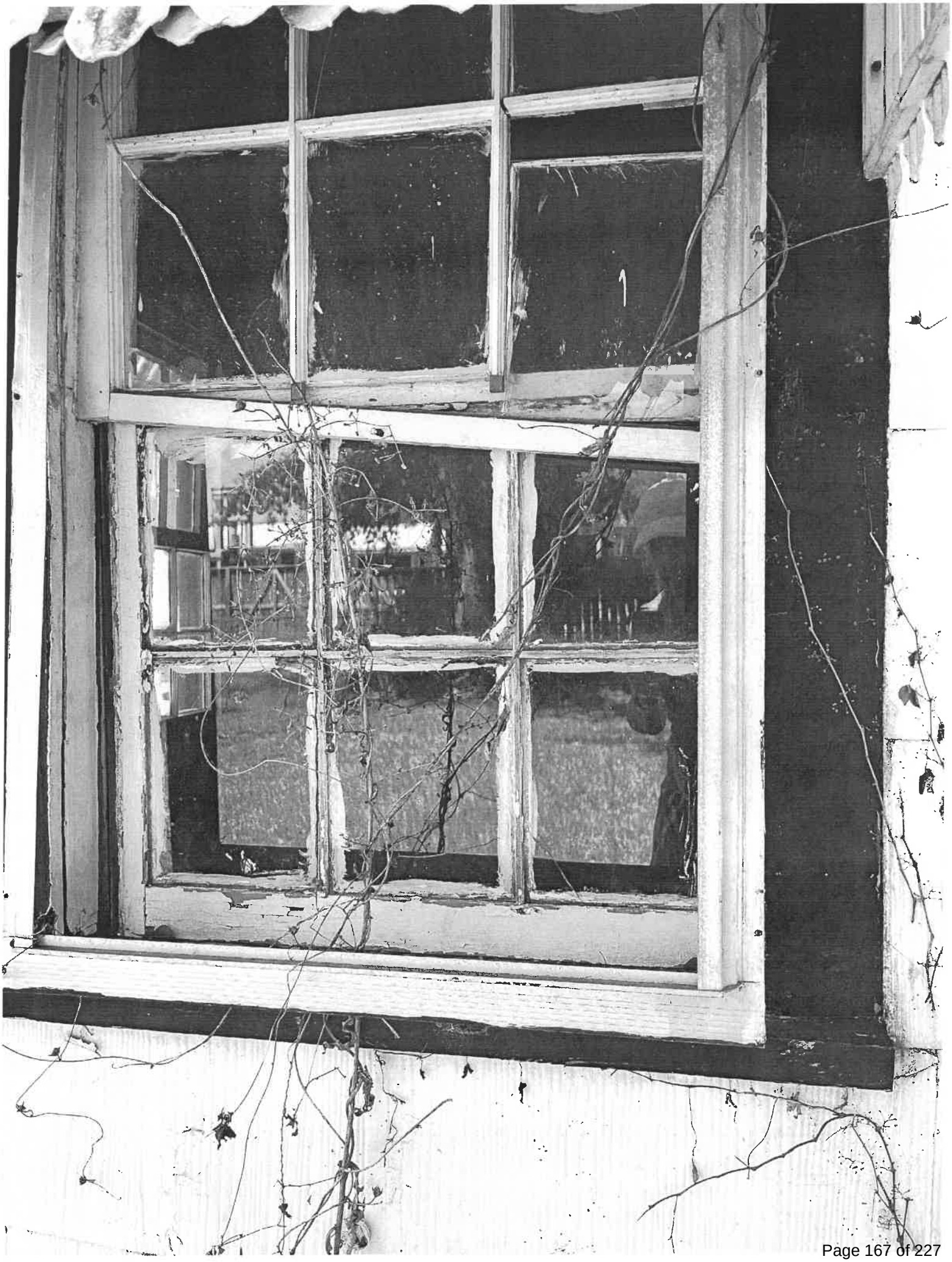
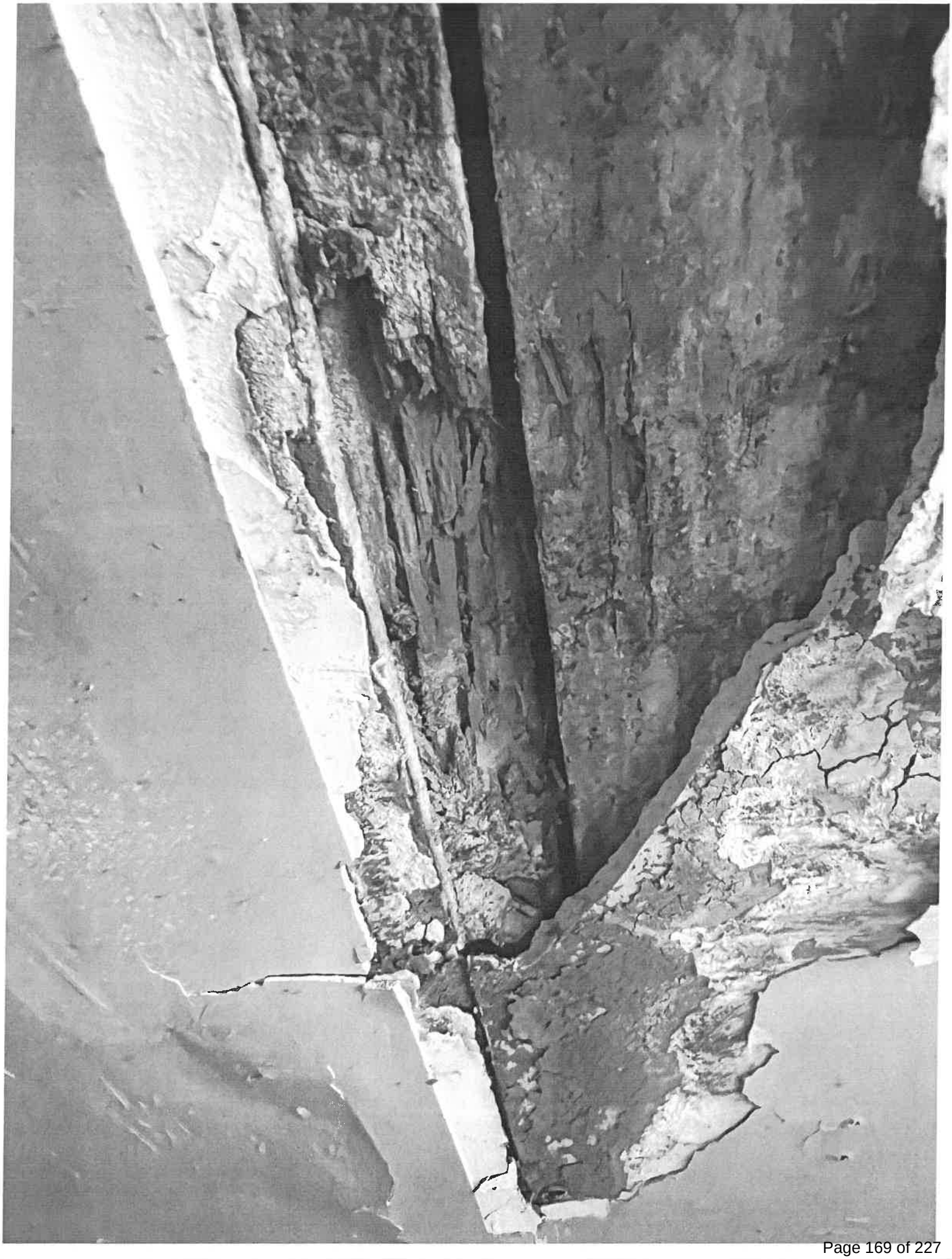










MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0032 –Request: Additions and alterations at 1010 Highmarket Street. TMS# 05-05-0027-201-00-00. Request to install a new privacy fence, add new shingles to the garage and rear of the house.

The Applicant has stated the fence will be a six (6) foot high privacy fence, painted Charleston Green. The privacy fence will be flat boards in a single row with a flat top. The pickets will be facing away from the property.

The shingles are to be landmark architectural shingles. The Applicant also intends to paint portions of the front porch Haint Blue.

PROPERTY INFORMATION:

Address:	1010 Highmarket Street
Applicant/Property Owner:	Willam Mashburn, Julia Bellamy
Zoning District:	High Density Residential (R4) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Historic District Residential (*Reference item 2*)
Flood Zone:	X500 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (*See attached*)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2010 Standards for Residential Properties - Materials

2010.1 Overview

2010.101 Policy and Justification

Character defining exterior materials should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Materials such as masonry, wood siding, concrete, stucco, stone, and metal all contribute to the historic and architectural character of a building. If historic architectural materials are damaged,

replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2010.102 Standards

(1) If material replacement in-kind is not feasible or practical, the ARB may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.

(2) Replace architectural materials which match the original as closely as possible in form, scale, and design.

(3) Do not remove or alter original architectural materials from the building.

(4) Do not add non-historic materials to a building. Added materials to a property must be accurately based on physical, pictorial, or historical evidence in scale, location, proportions, form, and detailing.

(5) Do not cover or conceal original materials with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) The use of epoxies for wood repair and special masonry repair components may be appropriate.

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

(1) Repair in-kind architectural features with materials, form, scale, and design which match the original.

(2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.

(3) Do not remove or alter original architectural features or ornamentation from the dwelling.

(4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

(5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.11 Roofs

2011.1101 Policy and Justification

Original roof forms such as gable or hipped should be preserved and maintained. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines that are not readily visible. Historic roof materials such as metal standing seam and clay tile should be repaired and preserved. If repair is no longer practical, replacement with approved metal, asphalt or fiberglass roof materials is appropriate. When replacing metal roofing the pattern must match that of the existing roof. Alternative roofing materials may be considered. Any addition to a roof such as solar panels, ventilators, and skylights requires ARB review.

2011.1102 Standards

(1) Roofs should be preserved in their original size, shape, and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof materials.

(2) New metal roofs should be in keeping with traditional standing seam designs and dimensions with proper spacing and crimping. Other profiles are not appropriate for contributing buildings and commercial metal roofing profiles are not appropriate for residential buildings.

(3) Roofs should not have new dormers introduced on front façades but may have dormers added on rear façades or secondary façades which are not readily visible and if in keeping with the character and scale of the structure.

(4) The use of reflective roof shingles may be considered if the shingles are not shiny and are in shades of brown and other medium-dark colors. Light gray and white roofs are not appropriate for the district.

(5) The installation of alternative materials instead of original roof materials may be considered.

(6) Most of Georgetown's 18th and 19th century dwellings had roof surfaces of wood shingles. If a property owner wishes to reinstall a new wood shingle roof, the design should be based on historic shingle dimensions and texture. Shingles should be laid in a horizontal row with the bottom edge either in alignment with the adjacent shingle or staggered to match the historic condition.

2012 Standards for Residential Properties – Setting

2012.2 Fences, Gates, and Walls

2012.201 Policy and Justification

Historic fence materials such as cast and wrought iron, brick, and woven wire should be preserved and maintained. The installation of new fences in keeping with traditional locations, designs and materials is appropriate for the historic district. Vinyl and similar synthetic fencing materials are incompatible and not approvable.

2012.202 Standards

(1) Repair or replace fence or wall materials with in-kind materials.

(2) Installation of new wood picket fences in front yards or privacy wood fences in side or rear yards is appropriate if they are in traditional and permitted dimensions and designs. Fences should have pickets no wider than 4 inches and should be set apart a maximum of 3 inches. Wire fences should not be more than 4 feet tall. Privacy fences constructed of wood board should be located in rear yards and generally be no taller than 6 feet. Higher fences may be considered subject to code limitations.

(3) Preserve original cast and wrought iron, woven metal wire, or brick fences and walls. If historic fences or walls are missing, they may be reconstructed based on physical or pictorial evidence.

(4) Cast iron fences may be added to buildings constructed in the mid- to late-19th and early 20th centuries. Cast iron fences are not appropriate for dwellings built after the mid-20th century.

(5) Chain link, concrete block, or synthetic materials are not appropriate for the historic district in front yards or readily visible side yards. Split or horizontal rails, railroad ties, or timbers are inappropriate for front yards or elsewhere if readily visible.

(6) Fence posts, rails, and other framing members should be on the inside of the fence facing the dwelling rather than the street and sidewalk.

(7) Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.

(8) For safety reasons Code requires that fences within 10 feet of streets be no taller than 3 feet or transparent so as to not obstruct the view of vehicles attempting to exit the property. Taller fences located more than ten feet from the public right-of-way may be considered. Fences should be located behind either the front plane of any open front porch of the building and that of any open front porch of any adjacent dwelling or behind any significant side elevation architectural feature (such as a bay window, porte-cochere or building projection) of the building, whichever is the lesser distance from the street.

(9) Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, "dog ear," or Gothic (pointed tops) designs are acceptable if the design is consistent with the house style. "Stockade" designs are prohibited. Fences should be stained or painted to blend with the dwelling or building. Privacy fences of brick or pierced brick are less appropriate for the historic district than those of wood but may be considered for rear yards.

(10) Where residential properties are adjacent to commercial or other non-residential uses, alternative fence heights may be considered.

2012.3 Garages, Sheds, Outbuildings, and Ancillary Outdoor Structures

2012.301 Policy and Justification

Outbuildings are part of the historical and architectural significance of the historic district and reflect the cultural and technological changes over time. Historic outbuildings should be preserved and maintained. They should be repaired with materials and details to match the original. Georgetown has a tradition of ancillary and support buildings constructed in the rear yard of dwellings. These types of structures are appropriate if they are compatible with the primary dwelling in design and materials and are sited at traditional locations at the rear of the dwelling and not readily visible. The general approach to new construction for outbuildings is to be secondary in scale and compatible with adjacent dwellings. Compatible means reinforcing typical features that the primary dwelling on the lot may have as well as other dwellings and outbuildings along the block. Architects and property owners are encouraged to design outbuildings compatible with the context of primary dwellings on the lot and adjacent historic dwellings. Replications or reproductions of historic designs are also appropriate and acceptable for Georgetown's historic residential areas. The erection of ancillary outdoor features may be appropriate if they are sited in rear or side yards not readily visible from the street and adequately screened.

2012.302 Standards

(1) Repair or replace original materials with in-kind materials to match.

(2) Original garages, carriage houses, sheds, and outbuildings that retain their historic architectural character should be preserved and maintained.

(3) Original outbuildings should be repaired with materials to match the original. If original garage doors on contributing buildings are missing or damaged, sectional overhead roll-up doors and side-hinged doors of wood in historic designs are appropriate. For non contributing buildings these designs are also recommended, and doors of metal, composite, and other alternative materials will be considered.

(4) Replace damaged or deteriorated sections of historic garages and accessory structures, only if deteriorated beyond repair and with in-kind materials to match the original. Where possible, replace only the damaged or deteriorated portions rather than the entire feature.

(5) Outbuildings were often built without gutters and those of frame construction may have deterioration of the sills and lower siding materials. If this is the case, consider

only repairing these damaged areas rather than replacing the entire structure. Original foundation materials should be preserved and maintained.

(6) New garages and outbuildings should follow the historic setback for an outbuilding or garage on the property or patterns of other garages and outbuildings in the streetscape or historic district.

(7) Reconstruction of a missing or replacement garage or outbuilding must be based on accurate evidence of the original configuration, form, massing, style, placement, and detail and confirmed with photographs or other documentation of the original building.

(8) The design of new garages and outbuildings must be secondary to that of the primary historic dwelling. Under no circumstance should any outbuilding be larger than the primary structure.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

803 Fences

803.1 Height. Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4 and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

803.2 Adequate light and air: Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

803.3 Historic Buildings District: Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

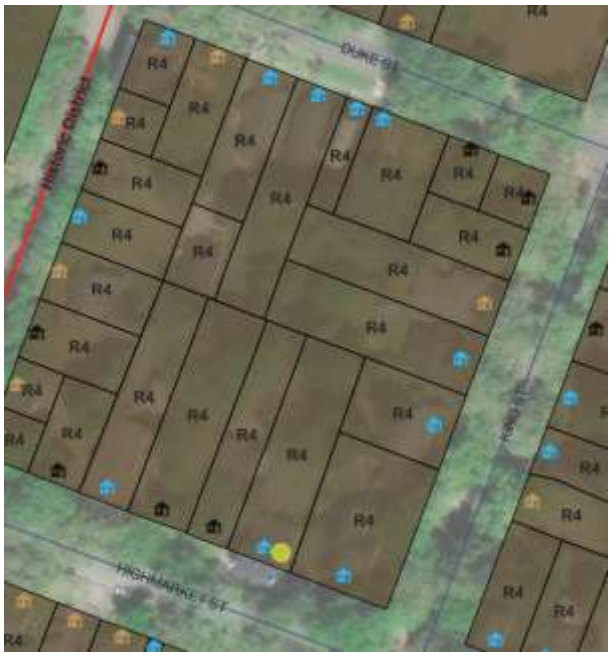
If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View

Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Flood zone	X
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G
FEMA MSC Products	Link
Initial FIRM date	9/29/1978

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0307
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0027-201-00-00

Intensive Documentation Form

Identification

Historic Name: McGinney, A.A., House

Common Name:

Address/Location: 1010 Highmarket Street

City: Georgetown
County: Georgetown

Vicinity of:

Ownership: Private
Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: Georgetown Historical Society Site # 52.

Other Designation:

Property Description

Construction Date: c. 1840
Commercial Form:
Stories: 2 1/2 stories

Alteration Date: c. 1908, c. 194
Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: over 1 bay but less than full

Shape: shed

Construction Method: frame

Exterior Walls: German or Novelty siding

Foundation: brick

Significant Architectural Features: Folk Victorian: central gable projection at roofline, 2/2 sash, single-leaf door with carved decorations, 2 exterior chimneys.

Alterations: When built this building was a one-story house with a central-hall plan. Later a second story was added, eventually followed by an attic story. In 1908 the kitchen building was attached by a breezeway which was enclosed in 1945 and the porch was remodeled. In 1960 a den was added off of the rear elevation.

Architect(s)/Builder(s):

Historical Information

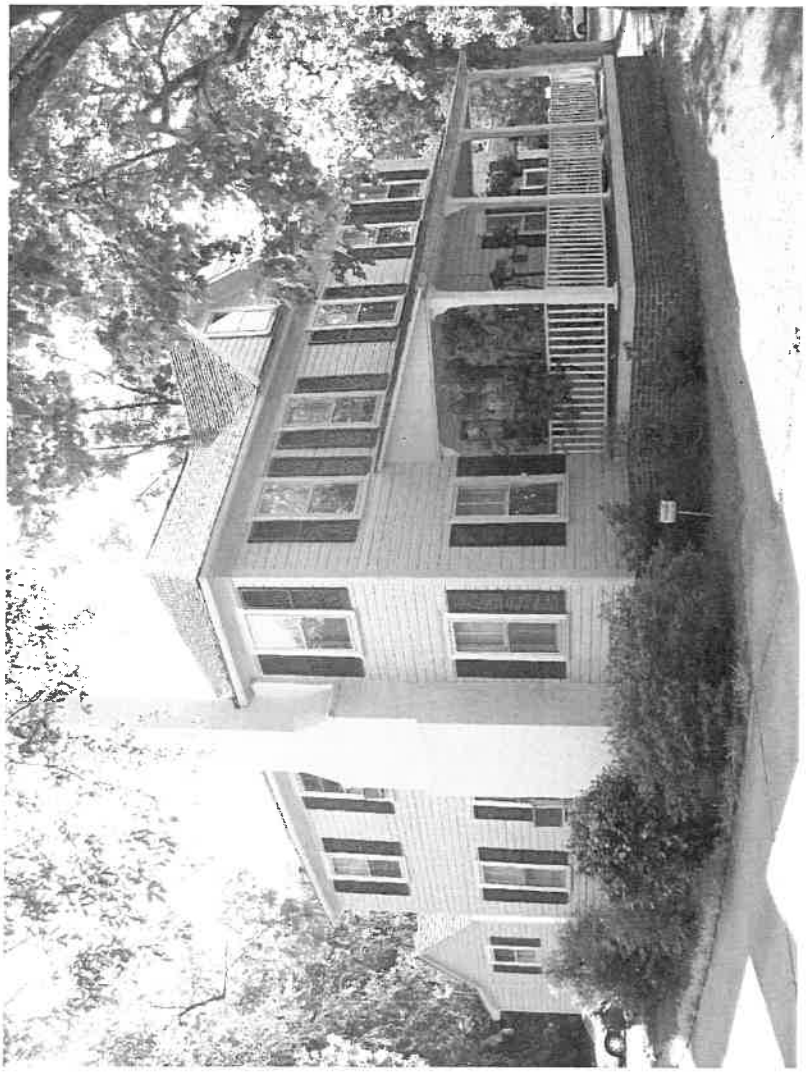
Historical Information: The first traceable title for this house is the sale of the property by A.B. Wall, the executor of the estate of A.A. McGinney in 1863.

Source of Information: "A Guide to the City of Georgetown Historic District" (Georgetown Historical Society, rev. ed. 1995), p. 61.

Photographs

Roll No. Neg. No. View of

Rear and Side Elevations, Looking SE
Façade and Side Elevations, Looking E
Façade and Side Elevations, Looking N



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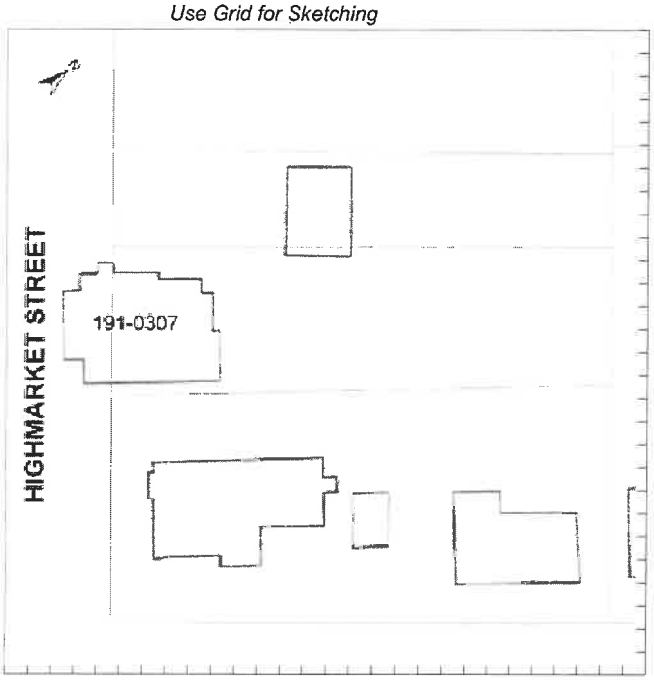


Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/24/2010

191-0307: 1010 Highmarket Street

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0977
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0027-202-00-00

Intensive Documentation Form

Identification

Historic Name: McGinney, A.A. House, Apartment

Common Name:

Address/Location: 1010 1/2 Highmarket Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: This resource was constructed after the Georgetown National Register Historic District's period of significance; however it would be a contributing resource if the historic district's period of significance is expanded to include the 1922-1960 period.

Other Designation:

Property Description

Construction Date: c. 1945

Commercial Form:

Stories: 2 stories

Alteration Date:

Historic Core Shape: rectangular

Roof Features

Shape: gable, end to front

Materials: composition shingle

Porch Features

Porch Width:

Shape:

Construction Method: frame

Exterior Walls: asbestos shingle

Foundation: not visible

Significant Architectural Features: Garage/Apartment: 2-bay garage with roll-up doors on first story, 6/6 sash on second with exterior stair, exposed rafter tails.

Alterations:

Architect(s)/Builder(s):

Historical Information

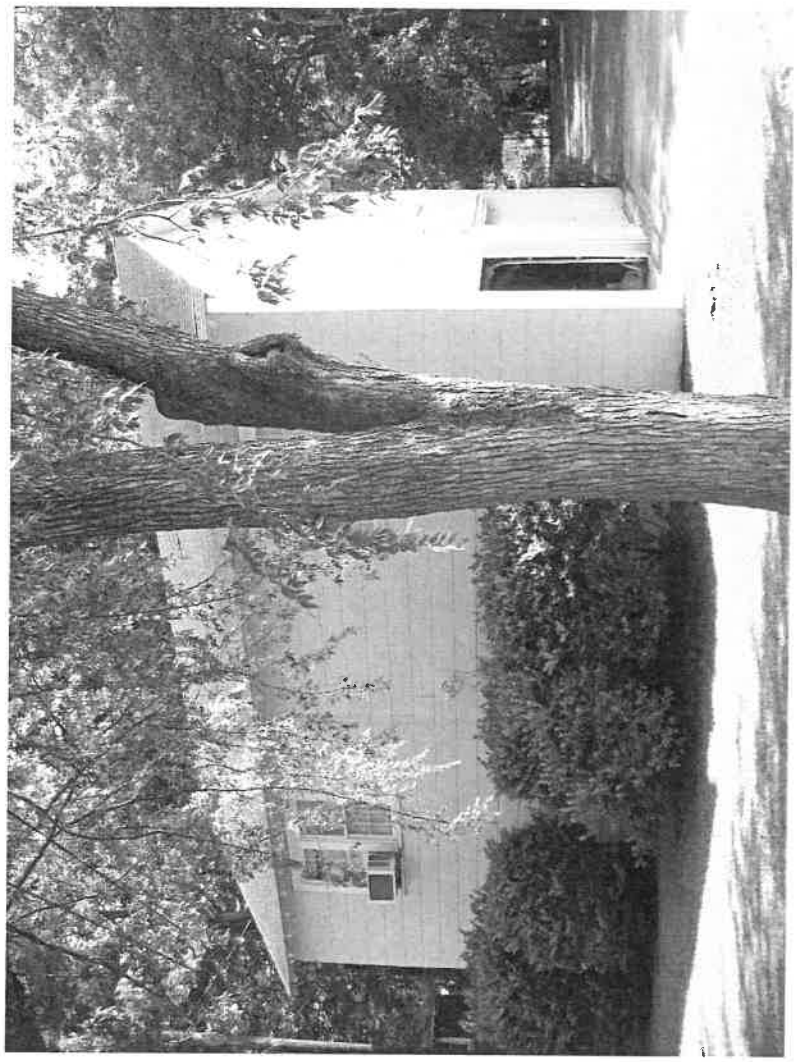
Historical Information:

Source of Information:

Photographs

Roll No. Neg. No. View of

Façade and Side Elevations, Looking N
Façade and Side Elevations, Looking E



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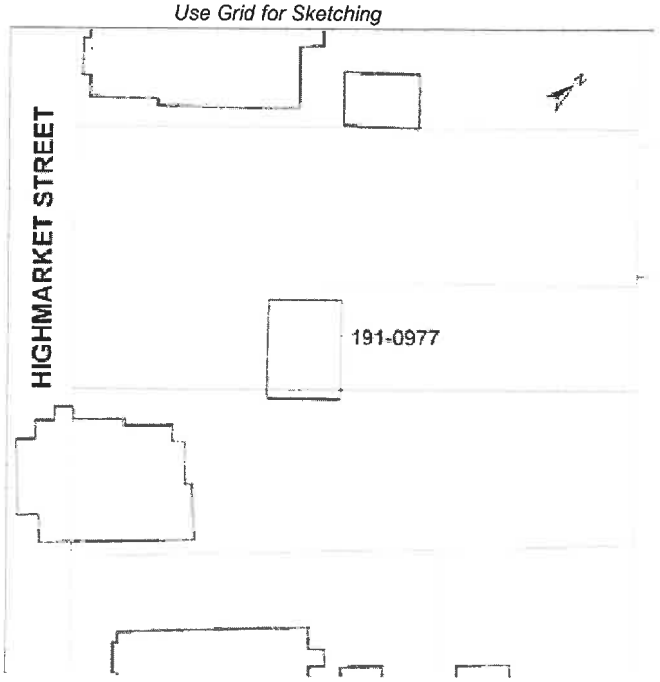


Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/24/2010

191-0977: 1010 1/2 Highmarket Street

Date Filed: 7/8/26

Application #: ARB 2026-032

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:

The applicant hereby requests approval for the project described on ARB Request Form (attached):

Property Address:	Tax Map Number:	
1010 HIGHMARKET ST.	05-0027-201-00-00 AND 05-0027-202-00-00	
Zoning District:		
R-2 HB		
Type of Application:	Type of Request:	
☑ New Application	☐ Demolition	☐ New Construction
☐ Application of Revisions	☐ Alteration	☑ Fence
☐ Request for time frame extension	☑ Repair	☐ Addition

Description of Request:

ADD NEW PRIVACY FENCE ON 2 SIDES AS SHOWN ON DRAWING PROVIDED.
ADD NEW LANDMARK ARCHITECTURAL SHINGLES TO GARAGE APT. & SMALL SECTION AT THE REAR OF HOUSE. SHINGLES TO MATCH EXISTING. PAINT FRONT PORCH CEILING PAINT BLUE

List of materials to be used:

SHINGLES AS NOTED ABOVE.
PRIVACY FENCE WILL BE WOOD AS DIRECTED BY ARB, PAINTED CHARLESTON GREEN.

In addition to this application, the following supporting materials have been submitted.

N/A

Date Filed: _____ **ARB Request Form** **Application #:** _____

CITY OF GEORGETOWN

ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found on online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at: https://www.georgetownsc.gov/governmental_services/departments/planning___community_development/zoning_ordinance.php.

The Zoning Map can be found online at: City of Georgetown Official Map

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

X Yes ___No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

X Yes ___No $300 application fee
$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit #_____

Date Approved _____

$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

___Yes X No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private). location of service areas, sign location, parking, lighting plan, and fencing.

___Yes X No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

___Yes X No Detailed drawings for new construction/additions/alterations/renovations:

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

___Yes X No Lighting plan, etc., as applicable.

X Yes ___No Fences/walls.
- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___Yes X No Sign Plan. Show location of all existing and proposed signs.
- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

X Yes ___No Color samples/descriptions included for: LISTED ON APPLICATION
- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

___Yes ___No Additional materials/samples for: _____.

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.

NOTES AND REFERENCES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 45043C 0485 G, EFFECTIVE 5-9-23.
NOTE: THIS LOT IS NOT SEAWARD OF THE "LIMIT OF MODERATE WAVE ACTION" LINE.

2. OWNER OF RECORD: HUBERT L. DAVIDSON
2901 HIGHMARKET STREET
GEORGETOWN, SC 29440
REFERENCES: DEED RECORD BOOK 3437 PAGE 211

3. ZONED: R4
*BUILDING SETBACKS: FRONT = 25'
SIDE = 8'
REAR = 10'

3a. SETBACKS TO BE VERIFIED BY CITY OF GEORGETOWN (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).

3b. ANY BUILDING DIMENSIONS OR OFFSETS SHOWN HEREON ARE TO THE EXTERIOR SIDING OF THE BUILDING (NOT FOUNDATION) UNLESS OTHERWISE NOTED.

4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.

5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY L. BRUCE ABBOTT.

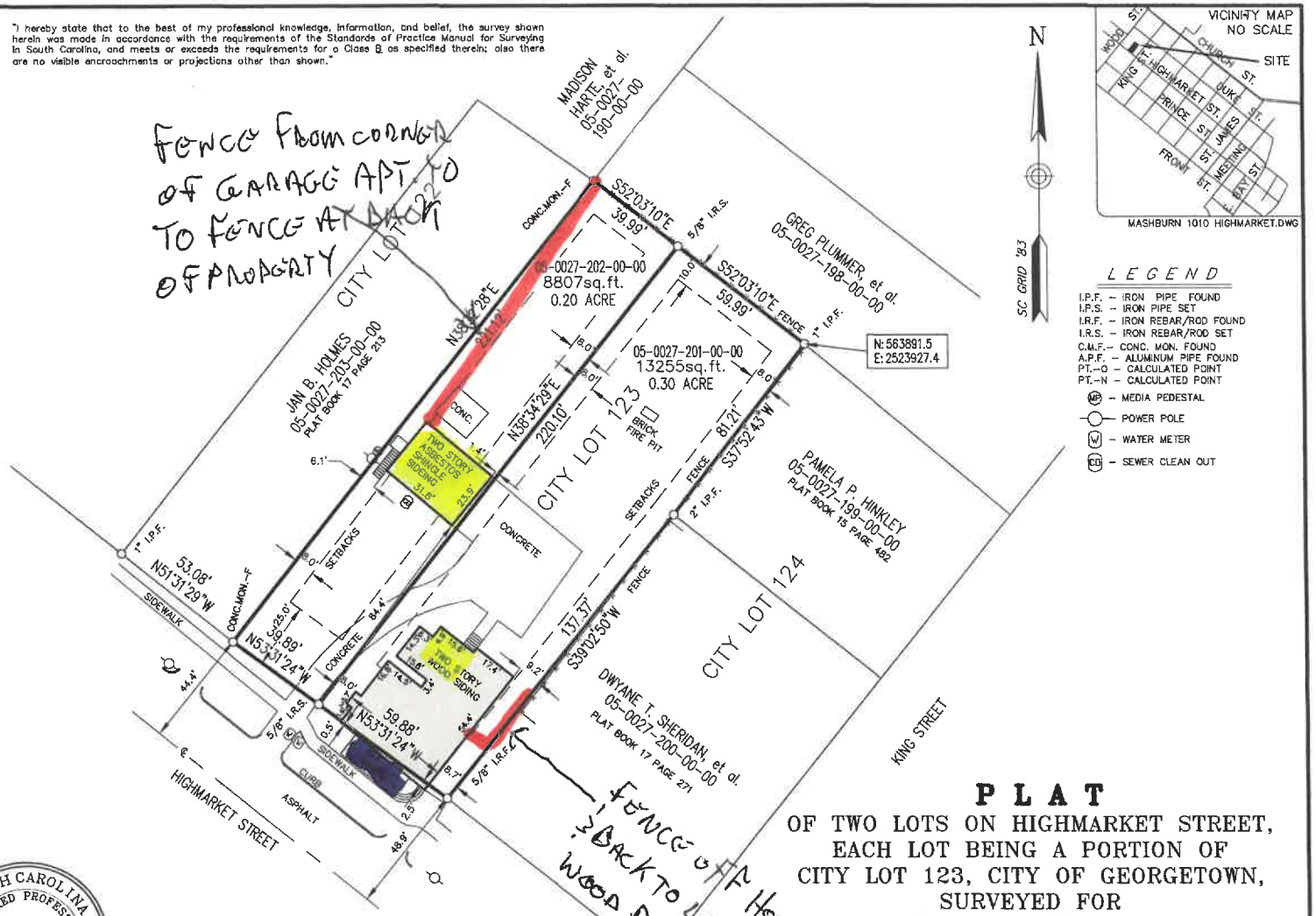
6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.

7. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.

8. TIDEWATER LAND SURVEYING LLC OR L. BRUCE ABBOTT HAS NO KNOWLEDGE OF A WETLAND DELINEATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS OR AN ESTABLISHED CRITICAL LINE BY SCDHEC-BOM. ANY LOW AREA/MARSH SHOWN BY TIDEWATER LAND SURVEYING LLC OR L. BRUCE ABBOTT ARE ONLY THE OPINION OF TIDEWATER LAND SURVEYING LLC OR L. BRUCE ABBOTT AND HAVE NOT BEEN CERTIFIED BY THE BEFORE SAID AGENCIES.

EXISTING LOTS OF RECORD
CERTIFIED TO BE A RESURVEY OF A PIECE, PARCEL OR LOT OF LAND DESCRIBED ON A DEED OR PLAT PREVIOUSLY RECORDED IN GEORGETOWN COUNTY IN DEED RECORD BOOK 3437, PAGE 211

"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B as specified therein; also there are no visible encroachments or projections other than shown."



PLAT

OF TWO LOTS ON HIGHMARKET STREET, EACH LOT BEING A PORTION OF CITY LOT 123, CITY OF GEORGETOWN, SURVEYED FOR

PAT MASHBURN

GEORGETOWN COUNTY, SOUTH CAROLINA
T.M.#05-0027-201-00-00 AND
T.M.#05-0027-202-00-00
JUNE 29, 2026

0 20 40 60 80
ONE INCH = 40'

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION TIDEWATER LAND SURVEYING LLC No. 5648

TIDEWATER LAND SURVEYING LLC
P.O. BOX 46
ANDREWS, SC 29510

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR No. 29504 L. BRUCE ABBOTT

L. BRUCE ABBOTT SCPLS#29504
843-833-2190 Lbruceabbott@gmail.com

→ WOOD PRIVACY FENCE

→ NEW SHINGLES TO MATCH EXISTING

→ PAINT BLUE FRONT PORCH PAINT

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

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CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0033 –Request: Alterations and additions at 811 Prince Street. TMS# 05-0029-025-00-00. Request to add a two-story addition including a carriage house, add a new standing seam metal roof, replace the sash on the existing windows, relocation of an existing iron fence, repair the existing wood fence, and add a metal fence to separate the drive from the house, include a wood screening around the HVAC units, and replacement of the concrete driveway.

Per the Applicant, the owner will utilize the decorative iron fence for the front street facing fence. The fence along the side of the driveway will be a black metal fence. The screening around the mechanical systems will be a 4 ½' tall wood fence to match that of the existing wood fence. The exiting wood fence will be rebuilt, as necessary.

PROPERTY INFORMATION:

Address:	811 Prince Street
Applicant:	Dwayne Vernon
Property Owner:	Barbara & Michael Walters
Zoning District:	High Density Residential (R4) (*Reference item 1*)
Overlay District:	Historic Buildings Overlay District (HD) *(Reference item 1)*
2040 Comprehensive Plan – FLUM:	Historic District Residential (*Reference item 2*)
Flood Zone:	X500 (*Reference item 3)*
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (*See attached*)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2010 Standards for Residential Properties - Materials

2010.1 Overview

2010.101 Policy and Justification

Character defining exterior materials should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Materials such as masonry, wood siding, concrete, stucco, stone, and metal all contribute to the historic and architectural character of a building. If historic architectural materials are damaged,

replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2010.102 Standards

(1) If material replacement in-kind is not feasible or practical, the ARB may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.

(2) Replace architectural materials which match the original as closely as possible in form, scale, and design.

(3) Do not remove or alter original architectural materials from the building.

(4) Do not add non-historic materials to a building. Added materials to a property must be accurately based on physical, pictorial, or historical evidence in scale, location, proportions, form, and detailing.

(5) Do not cover or conceal original materials with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) The use of epoxies for wood repair and special masonry repair components may be appropriate.

2010.2 Brickwork and Masonry

2010.201 Policy and Justification

The key to historic brick preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and will not be approved. The use of hard mortars like Portland cement can cause the brick to crack and break when it can't expand and contract with the hot and cold weather. Low pressure water cleaning and the use of soft mortar mixes are best for Georgetown's brick buildings. Do not paint masonry which was previously unpainted.

2010.202 Standards

(1) Repair and repoint masonry walls and features using the historic brick and an appropriate mortar mix. If the original composition can't be determined, use an approvable historic compound such as one part lime and two parts sand.

(2) Clean masonry walls or features with detergent cleaners and using water pressure not exceeding 600 pounds per square inch.

(3) Remove paint from masonry walls and features with appropriate chemical agents and professional contractors. A test patch should be conducted first to ensure that no etching or staining of the brick will occur.

(4) No abrasive cleaning such as sandblasting will be permitted in the historic district.

(5) Do not cover masonry with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and not allow the brick to expand and contract properly.

(6) Masonry that has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Painting previously sandblasted brick or brick in poor condition to provide a sealing coat may be considered.

(7) Do not apply stucco to brickwork unless stucco was a historic application that has become deteriorated.

(8) For masonry needing repair, hand tools are recommended over electric power saws.

(9) Missing bricks should be replaced with bricks to match as closely as possible. Salvage companies may have molded or decorative bricks to match those missing on a dwelling.

2010.4 Siding

2010.401 Policy and Justification

Original wood siding materials should be preserved and maintained. Removal and replacement of original wood siding materials will not be approved unless it can be demonstrated that the siding is beyond repair. If replacement is required, it should be with materials to match the original as closely as possible. For contributing buildings, alternative materials may be considered for nonvisible elevations. For non-contributing buildings, alternative materials may be considered for all elevations. The concealment of original wood siding materials with vinyl, aluminum, or other synthetic sidings is not approvable. These materials do not successfully imitate the appearance of historic original wood siding. Synthetic materials also are not "breathable" and may cause condensation and damage to the original siding beneath. Asbestos shingle siding is not hazardous as long as it is kept painted and encapsulated. If an owner is concerned about the potential hazard of the asbestos shingles they may be removed and replaced with appropriate alternative materials which match the original shingles as closely as possible.

2010.402 Standards

(1) Repair historic wood siding and wood elements with in-kind materials.

(2) Replace historic wood siding and wood elements with in-kind materials.

(3) Repair or replace non-historic siding materials with similar or compatible materials.

(4) Wood siding and wood details original to a dwelling should be repaired rather than replaced. Original wood siding should be replaced only if it can be demonstrated that the siding is beyond repair.

(5) Replacement of original wood siding with alternative materials may be considered if consistent with the ARB's overall approach to alternative materials outlined in Section 2009.

(6) Wood shingles should be repaired rather than replaced. If replacement is necessary due to deterioration, the new shingles should be in-kind and should match original in material, appearance, visual texture and profile.

(7) Wood siding, shingles, and other exterior wood materials shall not be concealed beneath artificial or synthetic sidings. The application of materials such as vinyl or aluminum over original wood siding is not approvable.

(8) Wood siding should be maintained through regular painting, but when paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods, never through sandblasting or other abrasive methods. The use of circular grinders or sanders should not be used to remove paint.

(9) Asbestos shingles which are original to a dwelling should be kept stained or painted. If individual shingles are missing or cracked, matching new shingles of cementitious material or fiberglass are appropriate for replacement or repair.

(10) Asbestos shingles which conceal the original wood siding exterior may be removed and the original wood siding restored. Removal will require qualified professionals with disposal meeting hazardous material requirements.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are

damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

(1) Repair in-kind architectural features with materials, form, scale, and design which match the original.

(2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.

(3) Do not remove or alter original architectural features or ornamentation from the dwelling.

(4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

(5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.

(6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.4 Doors and Entrances

2011.401 Policy and Justification

Preserve historic façade entrance elements including original doors, surrounds, sidelights, and transoms whenever possible. If historic doors or entrance components are damaged, replacement should be as limited as possible. Use in-kind materials when replacement is necessary. The addition of wood screen doors is appropriate as long as the framing is minimal and the historic door can be viewed behind it. Retaining original entrances and their decorative elements is an important part of preserving a dwelling's character. The installation of security doors on primary facades may be appropriate if they have minimal framework, are of full-view design and allow the visibility of the historic door behind it. Security doors which have extensive frame or grill work should only be added to entrances at rear or non-readily visible side elevations. Storm doors are also appropriate for front facades if they are full-view design and allow the visibility of the historic door behind it. Storm doors should be of baked-enamel aluminum or wood and in a color that blends with the door frame and is as unobtrusive as possible.

2011.402 Standards

(1) Repair original doors and entrance elements with materials which match the existing.

(2) Where repair is not possible, replace with a new door or entrance elements in-kind with similar materials, profile, and dimensions.

(3) Do not remove or alter historic entrances, their doors, surrounds, sidelights, transoms, or detailing. Repair and reuse original hardware as long as possible.

(4) Do not replace existing door trim or surrounds with trim that represents a different house style or design.

(5) Where original doors have been removed, replace them with an appropriately styled door for the dwelling. The new door should be based on doors of similar age and architectural style in the district. If the original design is unknown, a secondary entrance may contain an original door that can be moved to the main entrance. Salvage companies may also have historic doors available.

(6) The addition of a new entrance to meet life and safety codes should be sited at rear or side elevations that are not readily visible.

(7) Entrances on primary facades may have added screen doors of appropriate design. Screen doors should be appropriate to the style of the house.

(8) The design of added screen doors should have minimal framing (i.e., full-view or two panel) to allow the viewing of the original door behind it.

(9) Repair security or storm doors with materials that match the existing.

(10) Install a storm door on the primary façade entrance only if full-view design, of baked enamel aluminum or wood, and in a color compatible with the door frame and dwelling.

(11) The use of anodized aluminum for security and storm doors is not appropriate for primary entrances on main façades but may be added at rear or side elevations not readily visible.

(12) Replace or install a security door on a rear entrance or side entrance not readily visible.

2011.8 Mechanical Systems

2011.801 Policy and Justification

Mechanical systems such as window air conditioners and exterior HVAC system components should be placed at rear elevations or non-readily visible side elevations. Mechanical systems should not be installed on primary or readily visible side elevations unless they are effectively screened by landscaping or fencing.

2011.802 Standards

(1) Mechanical systems should be located on rear or non-readily visible side elevations.

(2) The installation of mechanical systems on primary facades or readily visible side façades is not appropriate but may be considered if the systems are effectively screened through landscaping, fencing, or lattice panels.

(3) The addition of air conditioning units in window openings should only be in windows on rear or non-readily visible side elevations. This installation should not result in the loss of the original window and be reversible if the unit is removed at a later date.

(4) Mechanical units and electrical and gas meters should be as unobtrusive as possible and screened if in a visible location.

(5) Roof-mounted equipment should not be placed on front or corner side yard-facing roof planes and should be set back from the edges of roofs and screened, so that it is not visible to pedestrians and does not detract from the historic character of the dwelling.

2011.10 Porches, Columns, and Railings

2011.1001 Policy and Justification

Original porches should be repaired, preserved and maintained. Those on the primary façades of dwellings should not be enclosed with wood or glass panels. The screening of porches on the fronts of dwellings is appropriate if the framing is kept to a minimum. If repair of porch elements is required, use materials to closely match those which exist. If porch elements such as columns, balusters, or floorboards are deteriorated and need replacement, alternative materials may be considered. If an original porch is missing, a new porch may be constructed based upon photographic or physical evidence or based upon the design of similar style and age dwellings. In some cases, dwellings had their original porches removed and replaced with Craftsman/Bungalow style porches in the 1920s and 1930s. These porches reflect the historical evolution of property and may be significant in their own right.

2011.1002 Standards

(1) Repair porch elements with materials to match the original.
(2) Replace porch elements with materials to match the original.
(3) Ceiling fans may be installed on porches.
(4) Porches on front and side facades should be maintained in their original configuration and with original materials and detailing.
(5) Porches should not be removed if original.
(6) Porches on front and readily visible side elevations should not be enclosed with glass or wood panels. Those on rear or non-readily visible side facades may be enclosed with acceptable glass or wood panels as long as there is no removal of extensive historic fabric and the enclosure is reversible.
(7) The enclosure of front porches and those on readily visible side elevations with screen panels may be appropriate if the framing is minimal and the viewing of the façade behind the screen panels is not significantly impaired.
(8) Porches which have wood floors should have wood stairs repaired or replaced as needed, not brick or concrete. On rear or non-readily visible side elevations wood stairs are also recommended but brick or cast concrete steps may be added at these locations.
(9) Porches on the fronts of dwellings may be partially enclosed with lattice panels compatible with the style of the house for privacy. This should not exceed more than one-third of the porch area in order to maintain its traditional open appearance. Lattice panels should be compatible with the style of the house and be added behind, not in front, of porch columns and railings. Lattice panels in traditional square and diagonal designs are appropriate.
(10) The use of trellis panels is appropriate for porches on all elevations.
(11) Wood porch floors that are deteriorated should be replaced with wood tongue and groove flooring or boards running perpendicular to the façade. The use of alternative porch floor materials may be considered on rear elevations.
(12) Porches that are missing their original columns and balusters should be rebuilt based upon photographic or physical evidence. If no evidence exists, porches should be rebuilt in keeping with porches of similar house styles and age.
(13) Balusters (also called spindles) should be carefully sized for any replacement porch. Milled spindles measuring 3 feet high and 2 inches in diameter are best for Georgian, Federal, Queen Anne, and Folk Victorian dwellings. Balusters or spindles which are smaller than 2 inches in diameter are not appropriate for exterior porches. Square balusters which are 3 feet high and 2 inches to 3 inches in width and depth are best for Craftsman/Bungalow dwellings

2011.11 Roofs

2011.1101 Policy and Justification

Original roof forms such as gable or hipped should be preserved and maintained. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines that are not readily visible. Historic roof materials such as metal standing seam and clay tile should be repaired and preserved. If repair is no longer practical, replacement with approved metal, asphalt or fiberglass roof materials is appropriate. When replacing metal roofing the pattern must match that of the existing roof. Alternative roofing materials may be considered. Any addition to a roof such as solar panels, ventilators, and skylights requires ARB review.

2011.1102 Standards

(1) Roofs should be preserved in their original size, shape, and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof materials.

(2) New metal roofs should be in keeping with traditional standing seam designs and dimensions with proper spacing and crimping. Other profiles are not appropriate for contributing buildings and commercial metal roofing profiles are not appropriate for residential buildings.

(3) Roofs should not have new dormers introduced on front façades but may have dormers added on rear façades or secondary façades which are not readily visible and if in keeping with the character and scale of the structure.

(4) The use of reflective roof shingles may be considered if the shingles are not shiny and are in shades of brown and other medium-dark colors. Light gray and white roofs are not appropriate for the district.

(5) The installation of alternative materials instead of original roof materials may be considered.

(6) Most of Georgetown's 18th and 19th century dwellings had roof surfaces of wood shingles. If a property owner wishes to reinstall a new wood shingle roof, the design should be based on historic shingle dimensions and texture. Shingles should be laid in a horizontal row with the bottom edge either in alignment with the adjacent shingle or staggered to match the historic condition.

(7) Additions such as skylights, balconies, or roof ventilators should not be added to dwellings on front or readily visible side elevations.

(8) Skylights should be placed at rear roof lines or behind gables and dormers and not be readily visible. Skylights should be as minimal in design as possible—flat or flush is best, but convex and "bubble" designs that are low-profile may be considered.

(9) Solar panels on roofs should only be located on rear or side elevation rooflines which are not visible from the public right-of-way.

2011.12 Staircases and Steps

2011.1201 Policy and Justification

Because of their exposure to the elements most of the wood staircases built prior to 1900 have been rebuilt. In many cases the original wood steps have been replaced with steps of brick or concrete. Replacement of deteriorated wood steps with wood is preferable to replacement with brick, pre-cast concrete, or wrought iron.

2011.1202 Standards

(1) Replace non-historic wood, brick, or concrete staircases and steps with in-kind or compatible materials.

(2) Add staircases and steps on rear elevations and side elevations not readily visible.

(3) Staircases and steps original to a dwelling should be repaired and retained. Wood, brick, and concrete steps should be repaired with materials to match the original.

(4) The installation of brick staircases and steps to replace wood staircases and steps on primary elevations is discouraged but will be considered. The use of pre-cast concrete staircases and steps is not appropriate on contributing houses, or on primary elevations of non-contributing buildings and new dwellings.

(5) Where required by codes, new stairs should be designed with "graspable" handrails which are no larger than 1-1/2 inch in diameter. These handrails can be attached to existing wood staircases when required for codes.

2011.13 Windows and Shutters

2011.1301 Policy and Justification

Windows on historic dwellings should be maintained or repaired to match the original design. Approval to remove original wood sash or steel casement windows will only be granted if the windows can be demonstrated to be beyond repair. If windows are deteriorated beyond repair, the installation of new wood or steel windows to match the original designs is preferred. Alternative materials may be considered. Original window openings on primary facades or readily visible side elevations should not be covered or concealed. Original window openings should not be enclosed for the addition of smaller windows. New window openings should not be added on the fronts of dwellings but may be added at the rear or side elevations if not readily visible.

Window shutters have been traditional features on houses in Georgetown in both louvered and paneled wood designs and their continued use is encouraged. Historic wood shutters should be preserved and maintained. New shutters may be added if they are of wood, of traditional design and with dimensions which match the window opening. The installation of storm windows can help in lowering energy costs and are appropriate for Georgetown's historic dwellings. Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. The installation of screen panels is also appropriate as long as they retain the open appearance and the visibility of the windows behind them. The installation of visible security bars on the exterior of windows is not appropriate on primary facades. Window bars may be added on the exterior of windows on rear or side elevations not readily
visible.

2011.1302 Standards

(1) Repair a historic or non-historic window with in-kind materials of similar design.

(2) Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.

(3) Windows should be repaired rather than replaced. Window replacement will only be approved if it can be demonstrated that the historic windows are beyond repair.

(4) If replacement of original or historic windows is demonstrated to be necessary, the replacement windows should be in-kind.

(5) Windows of alternative materials may be considered.

(6) New window openings should not be added to primary façades or to readily visible side elevations.

(7) Windows of steel or other metal designs should be preserved and maintained or replaced with new metal windows which are similar in appearance and materials.

(8) Replacement windows should not have snap-on, flush, or simulated divided muntin's. Muntin's sandwiched between layers of glass, snap-on muntin's, and surface-applied muntin's are not appropriate and shall not be approved.

(9) Clear glass must be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or frosted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible.

(10) If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.

(11) Shutters that are original to the dwelling should be preserved and maintained. If not possible, replace historic wood shutters with in-kind materials or similar design.

(12) Add wood shutters based on traditional designs and that fit the window opening.

(13) Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.

(14) Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it. Storm windows should be of anodized or baked enamel surfaces and not unfinished metal.

(15) Shutters should not be added to contributing buildings unless historically appropriate to that style house in Georgetown or there is physical or photographic evidence that shutters were original to the dwelling. Adding shutters to non-contributing and new buildings will be considered.

(16) New shutters shall be of louvered or paneled wood construction or another documented historical style appropriate for that style of the building in Georgetown. They must be either working shutters or shutters that appear to be working shutters with appropriate hardware.

All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.

(17) Shutters should not be added to banks of multiple windows.

(18) The application of vinyl or metal shutters on primary elevations will not be approved. These types of shutters may be considered for rear and side elevations not readily visible.

(19) Window screens should be framed in wood or baked-on enamel aluminum and fit within the window frames and not overlap the frames.

(20) Security bars shall not be applied to any elevation of contributing buildings or to primary or other readily visible elevations of non-contributing

2012 Standards for Residential Properties – Setting

2012.1 Driveways and Parking Areas

2012.101 Policy and Justification

The consistency and repetition of driveway spacing, placement, dimensions, and materials are an important part of the residential area's streetscapes. Parking areas should only be on side and rear elevations of a dwelling and not in front yards. Traditional paving materials such as sand, brick, and concrete are encouraged over black asphalt and similar modern materials. The use of permeable paving materials for driveways and parking areas is encouraged to allow water absorption into the ground and reduce flooding.

2012.102 Standards

(1) Preserve original driveway materials such as sand, tabby concrete, crushed gravel, or concrete. Original designs such as concrete "ribbon" driveways contribute to the character of a dwelling and should be preserved.

(2) Driveway widths should be limited to a width of one car.

(3) Driveways and parking areas in side and rear yards should be of gravel (white or pea gravel), brick, sand, tabby, grass, concrete, textured concrete, or concrete ribbons (narrow strips).

(4) Screen and minimize the visual impact of parking areas in rear or side yards with hedges, shrubs, or fences.

(5) New curb cuts to driveways and parking lots should be kept to a minimum, as they usually result in the removal of historic sidewalk materials, curbs, and retaining walls. Curb cuts require SCDOT or City of Georgetown approval, depending on right-of-way ownership.

(6) Commercially used houses, churches, apartment buildings, or schools, driveways and parking areas should be located in rear yards, if possible, but, when necessary, in a side yard. Parking areas should be located no closer than the front wall of the building.

(7) Screening of parking areas on vacant lots between buildings must align with front facades of adjacent buildings.

(8) Sidewalks and driveways must be oriented perpendicular to the street. If historical

documentation provides evidence of curvilinear designs or other shapes and designs on that site or other similar house styles, such shapes may be considered.

(9) Maintain the continuity of existing driveways and the curb cut radius or curved approach in the districts when introducing new driveways.

(10) Locate new driveways and sidewalks so that the topography of the dwelling site and significant landscape features, such as mature trees, are retained. Protect mature trees and other significant landscape features from direct construction damage or from delayed damage such as destruction of root area or soil compaction by construction equipment.

2012.2 Fences, Gates, and Walls

2012.201 Policy and Justification

Historic fence materials such as cast and wrought iron, brick, and woven wire should be preserved and maintained. The installation of new fences in keeping with traditional locations, designs and materials is appropriate for the historic district. Vinyl and similar synthetic fencing materials are incompatible and not approvable.

2012.202 Standards

(1) Repair or replace fence or wall materials with in-kind materials.

(2) Installation of new wood picket fences in front yards or privacy wood fences in side or rear yards is appropriate if they are in traditional and permitted dimensions and designs. Fences should have pickets no wider than 4 inches and should be set apart a maximum of 3 inches. Wire fences should not be more than 4 feet tall. Privacy fences constructed of wood board should be located in rear yards and generally be no taller than 6 feet. Higher fences may be considered subject to code limitations.

(3) Preserve original cast and wrought iron, woven metal wire, or brick fences and walls. If historic fences or walls are missing, they may be reconstructed based on physical or pictorial evidence.

(4) Cast iron fences may be added to buildings constructed in the mid- to late-19th and early 20th centuries. Cast iron fences are not appropriate for dwellings built after the mid-20th century.

(5) Chain link, concrete block, or synthetic materials are not appropriate for the historic district in front yards or readily visible side yards. Split or horizontal rails, railroad ties, or timbers are inappropriate for front yards or elsewhere if readily visible.

(6) Fence posts, rails, and other framing members should be on the inside of the fence facing the dwelling rather than the street and sidewalk.

(7) Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.

(8) For safety reasons Code requires that fences within 10 feet of streets be no taller than 3 feet or transparent so as to not obstruct the view of vehicles attempting to exit the property. Taller fences located more than ten feet from the public right-of-way may be considered. Fences should be located behind either the front plane of any open front porch of the building and that of any open front porch of any adjacent dwelling or behind any significant side elevation architectural feature (such as a bay window, porte-cochere or building projection) of the building, whichever is the lesser distance from the street.

(9) Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, “dog ear,” or Gothic (pointed tops) designs are acceptable if the design is consistent with the house style. “Stockade” designs are prohibited. Fences should be stained or painted to blend with the dwelling or building. Privacy fences of brick or pierced brick are less appropriate for the historic district than those of wood but may be considered for rear yards.

(10) Where residential properties are adjacent to commercial or other non-residential uses,

alternative fence heights may be considered.

2012.3 Garages, Sheds, Outbuildings, and Ancillary Outdoor Structures

2012.301 Policy and Justification

Outbuildings are part of the historical and architectural significance of the historic district and reflect the cultural and technological changes over time. Historic outbuildings should be preserved and maintained. They should be repaired with materials and details to match the original. Georgetown has a tradition of ancillary and support buildings constructed in the rear yard of dwellings. These types of structures are appropriate if they are compatible with the primary dwelling in design and materials and are sited at traditional locations at the rear of the dwelling and not readily visible.

The general approach to new construction for outbuildings is to be secondary in scale and compatible with adjacent dwellings. Compatible means reinforcing typical features that the primary dwelling on the lot may have as well as other dwellings and outbuildings along the block. Architects and property owners are encouraged to design outbuildings compatible with the context of primary dwellings on the lot and adjacent historic dwellings. Replications or reproductions of historic designs are also appropriate and acceptable for Georgetown's historic residential areas. The erection of ancillary outdoor features may be appropriate if they are sited in rear or side yards not readily visible from the street and adequately screened.

2012.302 Standards

(1) Repair or replace original materials with in-kind materials to match.

(2) Original garages, carriage houses, sheds, and outbuildings that retain their historic architectural character should be preserved and maintained.

(3) Original outbuildings should be repaired with materials to match the original. If original garage doors on contributing buildings are missing or damaged, sectional overhead roll-up doors and side-hinged doors of wood in historic designs are appropriate. For non contributing buildings these designs are also recommended, and doors of metal, composite, and other alternative materials will be considered.

(4) Replace damaged or deteriorated sections of historic garages and accessory structures, only if deteriorated beyond repair and with in-kind materials to match the original. Where possible, replace only the damaged or deteriorated portions rather than the entire feature.

(5) Outbuildings were often built without gutters and those of frame construction may have deterioration of the sills and lower siding materials. If this is the case, consider only repairing these damaged areas rather than replacing the entire structure. Original foundation materials should be preserved and maintained.

(6) New garages and outbuildings should follow the historic setback for an outbuilding or garage on the property or patterns of other garages and outbuildings in the streetscape or historic district.

(7) Reconstruction of a missing or replacement garage or outbuilding must be based on accurate evidence of the original configuration, form, massing, style, placement, and detail and confirmed with photographs or other documentation of the original building.

(8) The design of new garages and outbuildings must be secondary to that of the primary historic dwelling. Under no circumstance should any outbuilding be larger than the primary structure.

(9) New garages and outbuildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color, and detail to the primary dwelling and should relate to similar secondary buildings along the block.

(10) Materials used for new garages and outbuildings should reflect historical development of the property. Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for

new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding are not sufficiently durable for exterior use and are not appropriate.

(11) New outbuildings should be added in traditional locations such as along rear or side lot lines or in rear yards not readily visible from the public right-of-way.

(12) The spacing and size of window and door openings in a new garage or outbuilding should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.

(13) Metal garage doors with a paneled design may be appropriate. These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, install solid wood or wood garage doors with a paneled design.

(14) At double garages, two single garage doors rather than one larger, double door shall be installed. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary dwelling.

(15) Prefabricated storage units less than six feet in height may be appropriate for back yards if not visible from the public right-of-way. Prefabricated carports and sheds are not permitted.

(16) The appearance and location of a new outbuilding should be based on the appearance of the historic outbuilding if such existed. Use historic photographs and other documentation such as Sanborn Fire Insurance maps for guidance as to size and location of a previous outbuilding on the property. If documentation of a historical outbuilding at the site is not available, the size, design, and location of a new outbuilding should be in keeping with other outbuildings in the block and historic district and complement the design of the main structure.

(18) If mechanical equipment, skylights, or solar panels are placed on the roof of a garage or other outbuilding, they should be set back or screened so that they are not readily visible from the public right-of-way.

(19) The installation or erection of ancillary outdoor features will be considered if located in rear or side yards, of a scale appropriate for the location, built with materials traditionally found in the historic district such as wood or brick, and such features complement the architectural design of the dwelling or main building and other improvements on the property and adjacent properties. In some instances, a readily visible ancillary outdoor feature may be required to be adequately screened to lessen its visual impact.

(20) New carports should be located at the rear of dwellings and not visible. Carport designs with flat roofs and metal support columns and are not compatible with historic building designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings visible from the street. Carports should be reflective of the architecture of the house and not detract from the dwelling's original design.

2013 Standards for Residential Properties – New Construction

2013.1 Additions

2013.101 Policy and Justification Additions to contributing dwellings are permissible as long as they minimally affect historic materials, are not readily visible, are secondary in size and scale to the footprint of the original dwelling and maintain the dominance of the original structure. The new addition should be distinguishable from the character of the original dwelling while blending with the overall design. An addition should be designed and constructed in a manner that would allow its potential removal in the future with minimal

effect to the historic structure. For non-contributing buildings there may be additional flexibility in the design and size of rear additions.

2013.102 Standards

(1) Additions should be appropriate to the architectural style of the existing building and must be blend with those characteristics of the subject building and adjacent buildings and streetscapes.

(2) New additions should be constructed on the rear elevation or on a non-character-defining elevation of an existing building and not readily visible. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.

(3) The design of an addition to a historic building must be distinguishable from the original historic building.

(4) The connections between an addition and the historic building should be visibly discernible. A transition between the new addition and the historic structure should be identifiable and maintained.

(5) For additions and/or alterations to the primary building façade, the main entrance should be oriented towards the street.

(6) Additions shall respect the scale and massing of neighboring historic buildings. Large additions may be required to be divided into smaller components similar in scale to the original building and neighboring historic buildings.

(7) Additions should be designed to respect the established front and side yard setbacks present in the overlay district.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

500 Area, Yard, and Height Requirements Table.

	MINIMUM LOT SIZE			MINIMUM SETBACK FROM PROPERTY LINE				
District	**Area in Square Feet**	**Area in Acres**	**Lot Width at Building Line**	**Front**	**Side**	**Rear**	**Principal Street Side on Corner Lot** *[511]*	**Maximum Height of Structure**
R1 Residential	10,000	--	70	30*[508]*	10	20	15	35
R2 Residential	8,000*[501.1]*	--	60*[502.1]*	30*[508]*	10	20	15	35
R3 Residential	8,000 *[501.2,509]* 12,000 (MF) *[502.1,510.1]*	--	60*[502.2]*	30*[508]* 35*[508]*	8 30	10 30	12 45	35
R4 Residential	6,000 *[501.2,510.2]* 10,000 (MF)*[501.2, 510.2]*	--	60*[502.3]*	25*[508]* 25*[508]*	8 10	10 15	12 15	35
R5 Residential *[507]*	5,000 *[501.2]*	--	50	20*[508]*	7*[509]*	10	10.5	35
MR Residential *[506.2]*	10,000	--	70	30*[508]*	10	20	15	35
IC Commercial	2,500	--	25	0*[503]*	0*[503]*	25	0*[503]*	35
CC Commercial	--	--	--	--	--*[504]*	--*[504]*	--*[504]*	45
WC Commercial	15,000	--	70	30	10	20	15	35
GC Commercial	10,000	--	60	50*[505]*	10	10	15	35
NC Commercial	6,000	--	60	25	8	10	12	35
PS Public Service	10,000	--	60	50*[505]*	10	10	15	35
LI Industrial	--	1	100	40	20	20	30	35*[506.1]*
HI Industrial	--	5	300	40	20	25	30	35*[506.1]*
CP Conservation	--	--	--	30	--	--	--	25

802 Accessory Use, Building, Structure.

No accessory building, structure or use in any district shall be established, erected, or maintained without a principal use or without a permit. Accessory uses, buildings and structures shall not be located forward of the principal structure.

802.1 General Provisions.

All zoning districts shall limit cumulative area of accessory uses, buildings and structures to 10% of the gross square footage of the parcel. A site plan shall be approved by the Zoning Administrator and a permit shall be required.

802.101 Pools shall not count towards the maximum number of accessory structures but shall count towards maximum gross square footage and shall adhere to setbacks and separation requirements.

802.102 Commercial Shipping Containers shall only be utilized for Temporary Storage purposes.

802.103 Temporary storage units shall require a permit, shall not remain on-site for more than 30 days, must be placed out of view from the public right-of-way, and shall be securely anchored. Successive or repeated permits for temporary storage units intended to extend occupancy beyond the 30-day limit shall not be permitted.

802.2 Residential Properties.

Each accessory use, building or structure shall be separated at least six (6) feet from any other building, structure, use or property line.

802.201 Accessory uses, buildings, and structures in residential zoning districts shall be limited to three (3) per parcel and shall be no more than 20 feet in height.

802.202 The establishment of any accessory building or structure shall not result in accessory uses, buildings, and structures exceeding 2,500 square feet in total.

802.203 No one accessory use, building, or structure in a residential zoning district shall exceed the size of the primary accessory use, building or structure.

802.204 Additions attached to the primary structure via a conditioned walkway, as well as attached decks, carports and garages (open-air or enclosed) shall not be considered accessory structures and must comply with setback requirements as defined in Article V: Area, Yard, and Height Requirements for the applicable zoning district.

802.205 Buildings or structures either entirely detached or attached via a non-conditioned walkway are to be considered accessory structures.

803 Fences

803.1 Height. Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4 and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

803.2 Adequate light and air: Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

803.3 Historic Buildings District: Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

900 Continued Use of Nonconforming Uses

Nonconforming uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. However, to avoid undue hardship, the lawful use of any building or land at the time of the enactment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance except that the nonconforming building or land use shall not be:

900.1 Changed to another nonconforming use.

900.2 Reestablished after discontinuance for one year.

900.3 Repaired, rebuilt, or altered after damage exceeding fifty percent of its replacement cost at the time of destruction. Reconstruction shall begin within six months after damage is incurred.

900.4 Enlarged or altered in a manner which increases its nonconformity.
900.5 Replaced by a nonconforming use of the same type (refers to mobile homes).

1814 Driveways and Curb Cuts

1814.1 A maximum of two (2) driveways per lot shall be permitted plus one (1) additional driveway for each 150 feet of roadway frontage in excess of 200 feet. Curb cuts shall be a minimum of twenty (20') wide and not exceed thirty-six (36) feet in width.
1814.2 Curb cuts shall not intersect a site triangle and shall not be located within twenty-five (25) feet of another curb cut.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

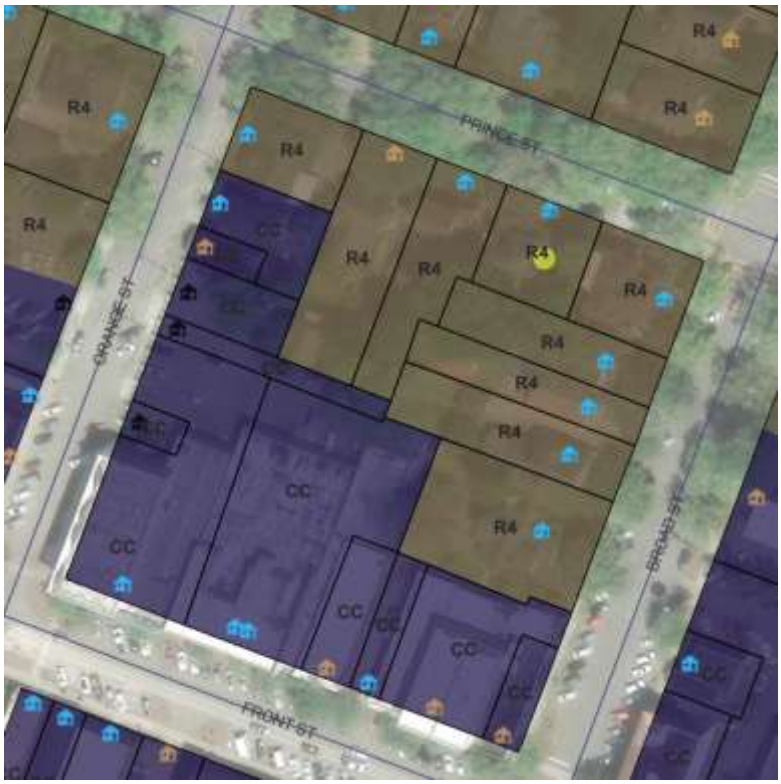
If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View

Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*

REFERENCE ITEM 3: FEMA Flood Map

Flood zone	X500
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0120
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0029-025-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 811 Prince Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status:

Other Designation:

Property Description

Construction Date: c. 1910

Commercial Form:

Stories: 2 stories

Alteration Date:

Historic Core Shape: T

Roof Features

Shape: cross gable

Materials: composition shingle

Porch Features

Porch Width: facade and both elevations

Shape: gable-on-hip or shed

Construction Method: frame

Exterior Walls: weatherboard

Foundation: brick pier with fill

Significant Architectural Features: Queen Anne: 1/1 sash, interior chimney, single-leaf door with transom, overhanging eaves, Tuscan columns, 2-story pedimented gable wings at façade and side elevations, 1-story wing off rear elevation.

Alterations:

Architect(s)/Builder(s):

Historical Information

Historical Information:

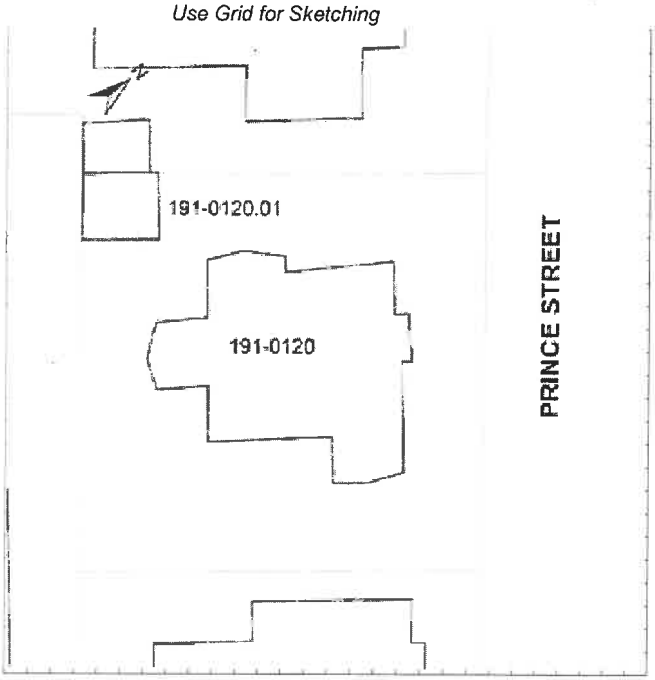
Source of Information: Sanborn Maps: 1908 and 1913.

Photographs

Roll No. Neg. No. View of

Façade and Side Elevations, Looking S
Façade and Side Elevations, Looking W

Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/22/2010

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0120.01
Status County No Site No

Quad Name: Georgetown South

Tax Map No.: 05-0029-025-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 811 Prince Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status:

Other Designation:

Property Description

Construction Date: c. 1920

Commercial Form:

Stories: 1 story

Alteration Date:

Historic Core Shape: rectangular

Roof Features

Shape: gable, end to front

Materials: composition shingle

Porch Features

Porch Width:

Shape:

Construction Method: frame

Exterior Walls: German or Novelty siding

Foundation: not visible

Significant Architectural Features: 1-bay garage with double-leaf doors.

Alterations:

Architect(s)/Builder(s):

Historical Information

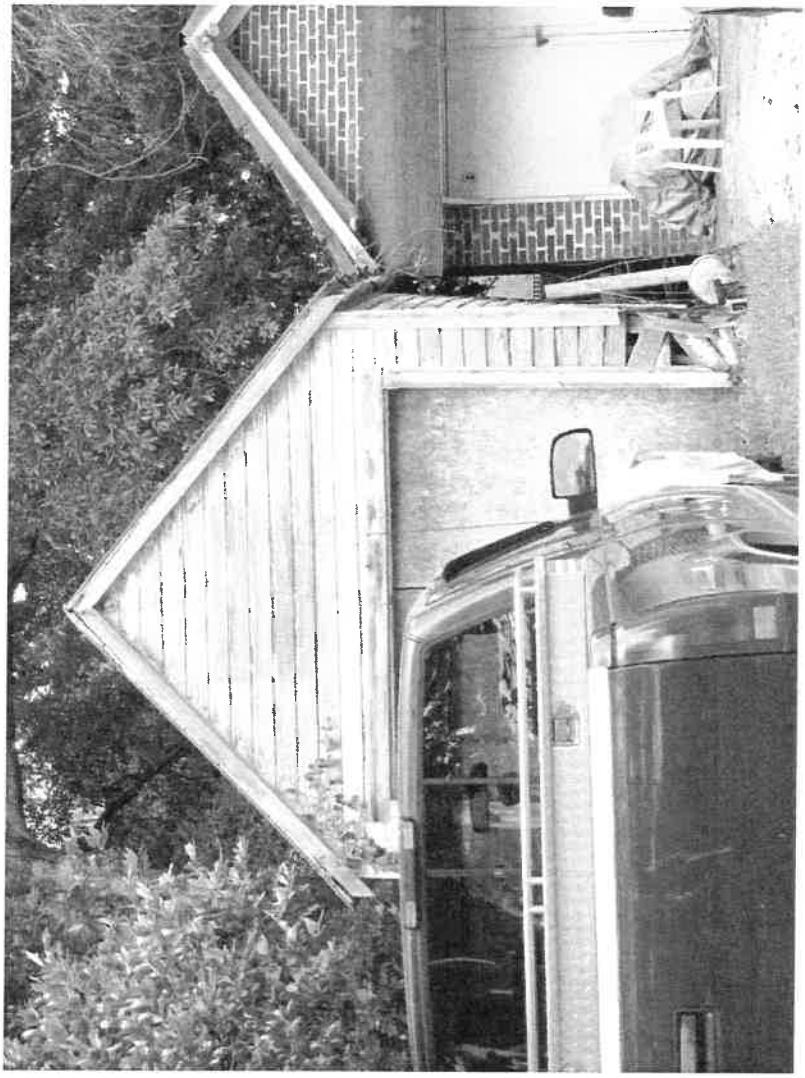
Historical Information:

Source of Information: Sanborn Maps: 1908 -1924.

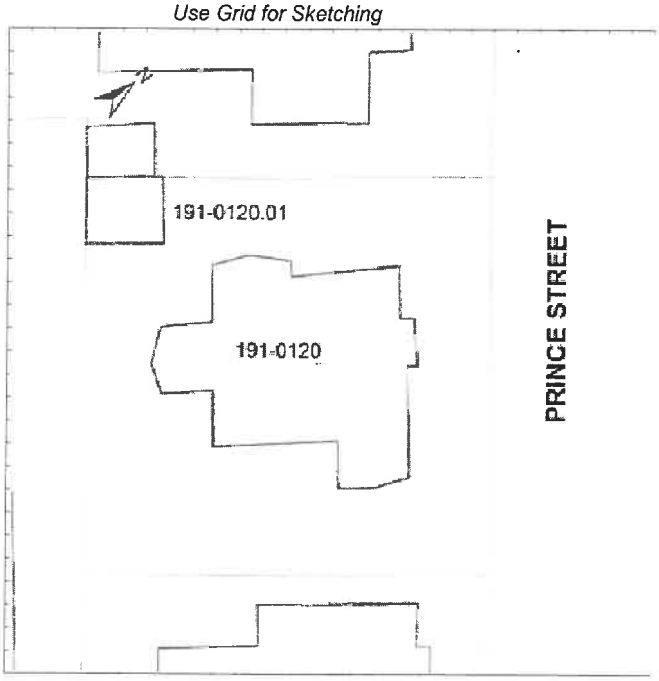
Photographs

Roll No. Neg. No. View of

Façade, Looking SW



Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/22/2010

Date Filed: 7.8.22

Application #: _____

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:		
The applicant hereby requests approval for the project described on ARB Request Form (attached):		
Property Address:	Tax Map Number:	
211 Prince Street	05-0029-015-00-00	
Zoning District:		
R-4		
Type of Application:	Type of Request:	
☒ New Application	☒ Demolition	☐ New Construction
☐ Application of Revisions	☐ Alteration	☒ Fence
☐ Request for time frame extension	☐ Repair	☒ Addition

Description of Request:

See attached.

List of materials to be used:

See attached

In addition to this application, the following supporting materials have been submitted:

See attached

D . Dwayne Vernon . Architect .
PO Box 1966 . Pawleys Island . SC . 29585 .

. July . 8 . 2026 .

City of Georgetown . Architectural Review Board .
A Cottage Renovation for Barbara & & Michael Walters .
811 Prince Street . Georgetown . SC .

Description of Request :

. Additions including a 2 story wing, a new porch, a rear stoop, a grill area, and a carriage house.

. Miscellaneous interior renovations that will effect the existing windows on the rear of the house and add a dormer to the roof.

. A new standing seam metal roof.

. The existing windows are original to the house. However, the sash is from a 1950 (ish) renovation. We are planning to replace the sash with a new insulated wood 2 over 2 sash. There are a couple of the windows with the original 2 over 2 window sash. We are preserving all 3 and relocating them.

. The only demolition is at the interior or where an addition requires the partial removal of an exterior wall. It is my understanding, that the existing garage was removed just prior to the owner's purchase.

. Relocation of the existing iron fence, repair of the existing wood fence, and the addition of a metal fence that will separate the drive from the house.

. The addition of a wood screen (fence) around the HVAC units.

List of Materials to be used:

. All existing exterior materials will be preserved/repaired.

. At the addition all new material will match the existing.

Included supporting drawings, etc attached:

. Drawings of site, floor plans, and elevations.

. Photos of existing windows, etc.

D . Dwayne Vernon . Architect .

Date Filed: 7.8.26 **ARB Request Form** **Application #:** _____

CITY OF GEORGETOWN

ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found on online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

The Zoning Map can be found online at:

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

X Yes __ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

__ Yes __ No $300 application fee
$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved

$50 for extension of timeframe on an approved Board Order COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

X Yes __ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing.

Yes X No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

X Yes __ No Detailed drawings for new construction/additions/alterations/renovations:

Date Filed: 1.9.26 **ARB Request Form** **Application #:** _____

- Elevation and design drawings to scale showing the front, side, and rear elevations of all proposed new structures and or façades to be renovated

X Yes ___ No Lighting plan, etc., as applicable.

X Yes ___ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___ Yes X No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs
- Building materials

Color.

___ Yes X No Color samples/descriptions included for:

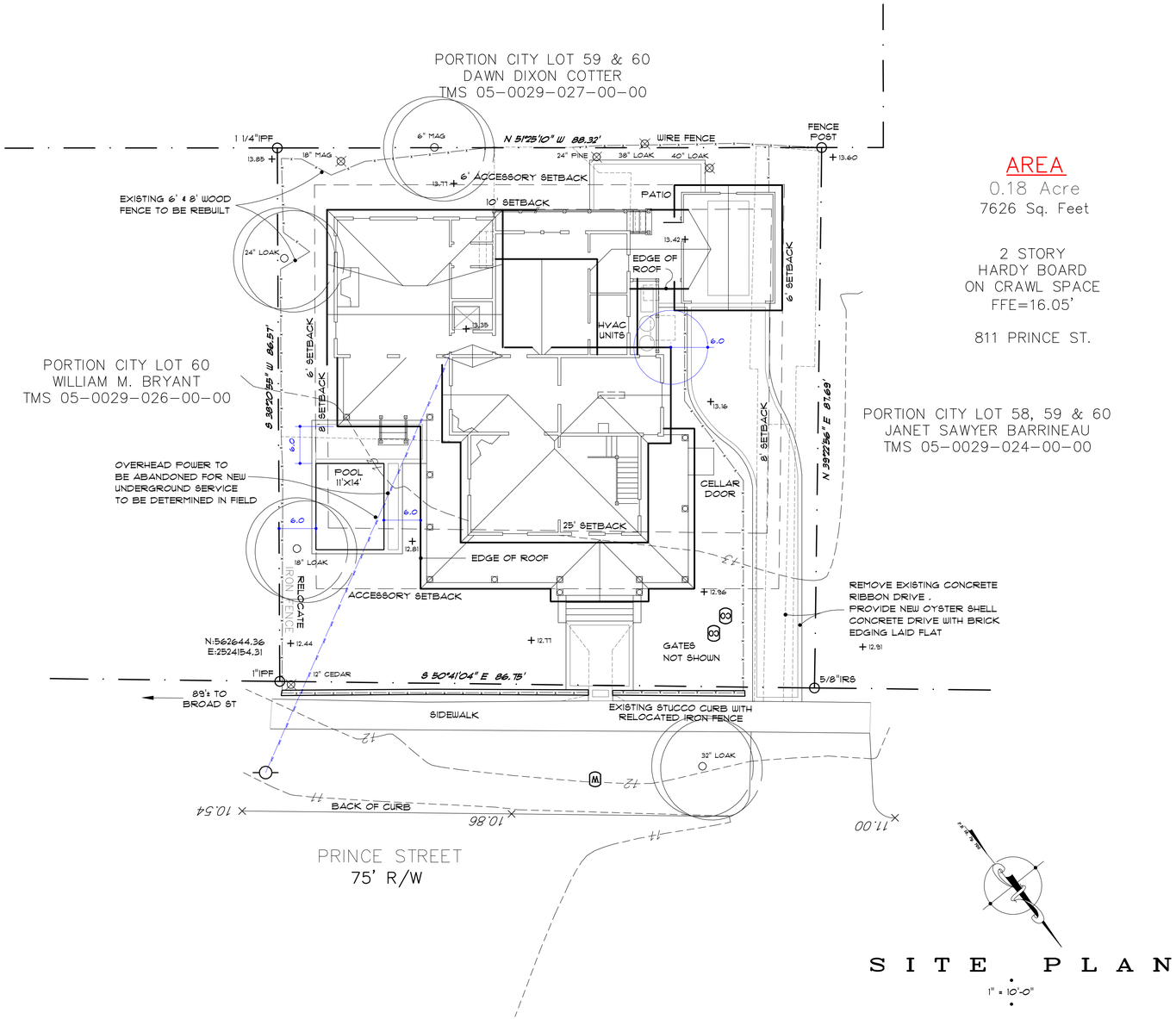
- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

___ Yes X No Additional materials/samples for: _____

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.



SITE PLAN

1" = 10'-0"

LEGEND .

- BUILDING SETBACK LINES
- PROPERTY LINE SURVEYED
- TREE TO REMAIN
- 20" LAUREL — TREE TO BE REMOVED
- NOS — TREE NOT ON SURVEY
- DIRECTION OF DRAINAGE
- EXISTING TOPOGRAPHIC CONTOURS
- 11.5 — INDICATES NEW SPOT ELEVATIONS
- IRON PIN (OLD OR NEW)
- TP — TELEPHONE PEDESTAL
- E — ELECTRICAL BOX

AREA

0.18 Acre
7626 Sq. Feet

2 STORY
HARDY BOARD
ON CRAWL SPACE
FFE=16.05'

811 PRINCE ST.

PORTION CITY LOT 58, 59 & 60
JANET SAWYER BARRINEAU
TMS 05-0029-024-00-00

NOT YET EDITED

NOTES .

1. OYSTER SHELL AGGREGATE CONCRETE DRIVEWAY WITH BRICK BANDING LAID FLAT . SLOPE TO DRAIN . EXACT SHAPE AND CURVE TO BE LAID OUT IN FIELD BY ARCHITECT OR OWNER .
2. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE - SLOPE @ 1/4" PER 1' SLOPE MINIMUM OF 10'
3. OUTLINE OF FIRST FLOOR PLAN INDICATED FOR DIMENSIONS AND REFERENCE .
4. APRON AND WALKWAYS TO BE OYSTER SHELL AGGREGATE CONCRETE WITH BRICK EDGING LAID FLAT .
5. Not Used .
6. APPROXIMATE LOCATION OF UNDERGROUND GAS (LP) TANK . CONFIRM TANK TYPE, SIZE, AND LOCATION WITH OWNER AND CODE BEFORE PROCEEDING .
7. SHAPE YARDS TO DRAIN . SLOPE FROM BASE OF HOUSE TO YARD BASINS NOT SHOWN . PROVIDE PVC YARD BASINS WITH 12" DIAMETER PERFORATED PIPE . SLOPE PIPE TO DRAIN TO EXISTING DITCH . SEE SPECS FOR ADDITIONAL .
8. ALL UTILITIES AND SERVICE UNDERGROUND . USE COMMON TRENCH WHERE POSSIBLE . CONTRACTOR TO TAKE SPECIAL CARE TO PROTECT REMAINING TREES ROOT SYSTEM .
9. CLEAR AND GRUB @ HOUSE, WALK, DRIVE, ETC. AND FOR A MAXIMUM OF 10' ON ALL SIDES OF HOUSE AND 5' ADJACENT TO DRIVE, PATIO, AND WALLS AND AS DIRECTED BY OWNER OR ARCHITECT ON SITE.
10. OUTLINE OF ROOF .
11. Not Used .
12. Not Used .
13. Not Used .
14. Not Used .

SURVEYOR NOTES .

REFERENCES:

1. PLAT BOOK BB, PAGE 57.
2. DEED BOOK 1231, PAGE 8 .
3. GEORGETOWN COUNTY TAX MAP 04-1821A-003-00-00.

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE-11, PER F.I.R.M. COMMUNITY PANEL 450089 0268 F, REVISED 03/16/1989.
2. OWNER OF RECORD: MARTIN L. McFARLAND
   200 HIGHLAKE COURT
   ROSWELL, GA 30075
3. ZONED: PD
   BUILDING SETBACKS: FRONT = 50'
   SIDE = 12.5'
   REAR = AS SHOWN
   SETBACKS PER DEED BOOK 148, PAGE 399.
   * SETBACKS TO BE VERIFIED BY GEORGETOWN COUNTY (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
7. ELEVATIONS SHOWN BASED ON NGVD 29 DATUM.

NOT YET EDITED

GENERAL NOTES .

1. DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE BLOCK PIERS AND OUTSIDE FACE OF STUD WALL ON UPPER LEVELS .
2. ALL UTILITIES TO BE PLACED UNDERGROUND . CONTRACTOR TO TAKE SPECIAL CARE TO PROTECT REMAINING TREES ROOT SYSTEM .
3. CONTRACTOR TO PROVIDE FILL AND LABOR AS REQUIRED TO CREATE POSITIVE DRAINAGE AWAY FROM HOUSE .
4. CONTRACTOR TO VERIFY STRUCTURE WITHIN SETBACKS AND DOES NOT EXCEED OVERALL HEIGHT LIMITATIONS DURING LAYOUT OF HOUSE .
5. THIS TRACT LOCATED IN FLOOD AE-11 .
6. THE SURVEY THAT THIS SITE PLAN IS BASED ON WAS PROVIDED BY THE OWNER . THE SURVEY WAS PERFORMED BY PARKER LAND SURVEYING AND IS DATED AUGUST . 12 . 2021 .
7. PROVIDE SILT FENCING AT EACH SIDE OF PROPERTY .
8. PROVIDE ORANGE BARRIER FENCING (NOT SHOWN) AROUND ALL TREES TO REMAIN . CONTRACTOR TO PROTECT ALL REMAINING TREES . REPLACE BARRIER FENCE IF DAMAGED . DO NOT USE ROOT AREA AS LAY DOWN AREA FOR CONSTRUCTION MATERIAL OR SIMILAR .
9. Not Used .

NOT YET EDITED

STATE OF SOUTH CAROLINA
D. DWAYNE VERNON
REGISTERED ARCHITECT
2583

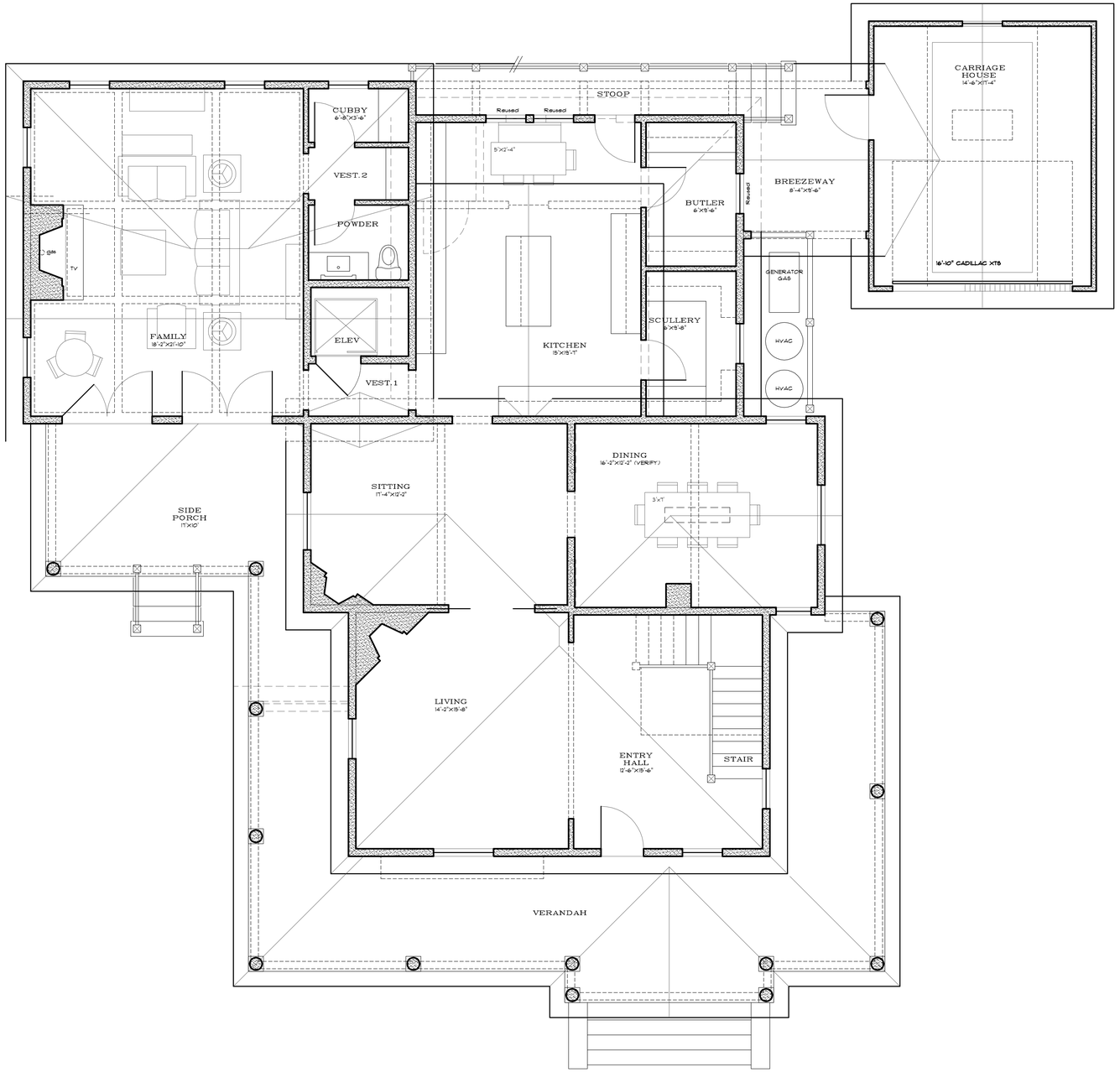
. A Cottage Renovation for Barbara & Michael Walters .
. 811 Prince Street . Georgetown . SC .

SITE PLAN

A1

. July . 2026 .

. D . DWAYNE VERNON . ARCHITECT . PO BOX 1966 . PAWLEY'S ISLAND . SOUTH CAROLINA . 29585 . 843.237.2783 .



FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE .

1534	EXISTING FIRST FLOOR . HEATED SQUARE FEET
1060	EXISTING SECOND FLOOR . HEATED SQUARE FEET
2394	TOTAL EXISTING HEATED SQUARE FEET
612	NEW FIRST FLOOR . HEATED SQUARE FEET
634	NEW SECOND FLOOR . HEATED SQUARE FEET
1246	TOTAL NEW HEATED SQUARE FEET
3640	TOTAL NEW & EXISTING HEATED SQUARE FEET
1946	TOTAL FIRST FLOOR . HEATED SQUARE FEET
1694	TOTAL SECOND FLOOR . HEATED SQUARE FEET
3640	TOTAL HEATED SQUARE FEET
313	TOTAL GARAGE GROSS SQUARE FEET

ALL SQUARE FOOTAGE MEASURED TO THE EXTERIOR OF THE HEATED WALLS .
HEATED SQUARE FEET DOES NOT INCLUDE PARKING, PORCHES, ATTIC, ETC .

STATE OF SOUTH CAROLINA
D. DWAYNE VERNON
REGISTERED ARCHITECT
2583

. A Cottage Renovation for Barbara & Michael Walters .

. 811 Prince Street . Georgetown . SC .

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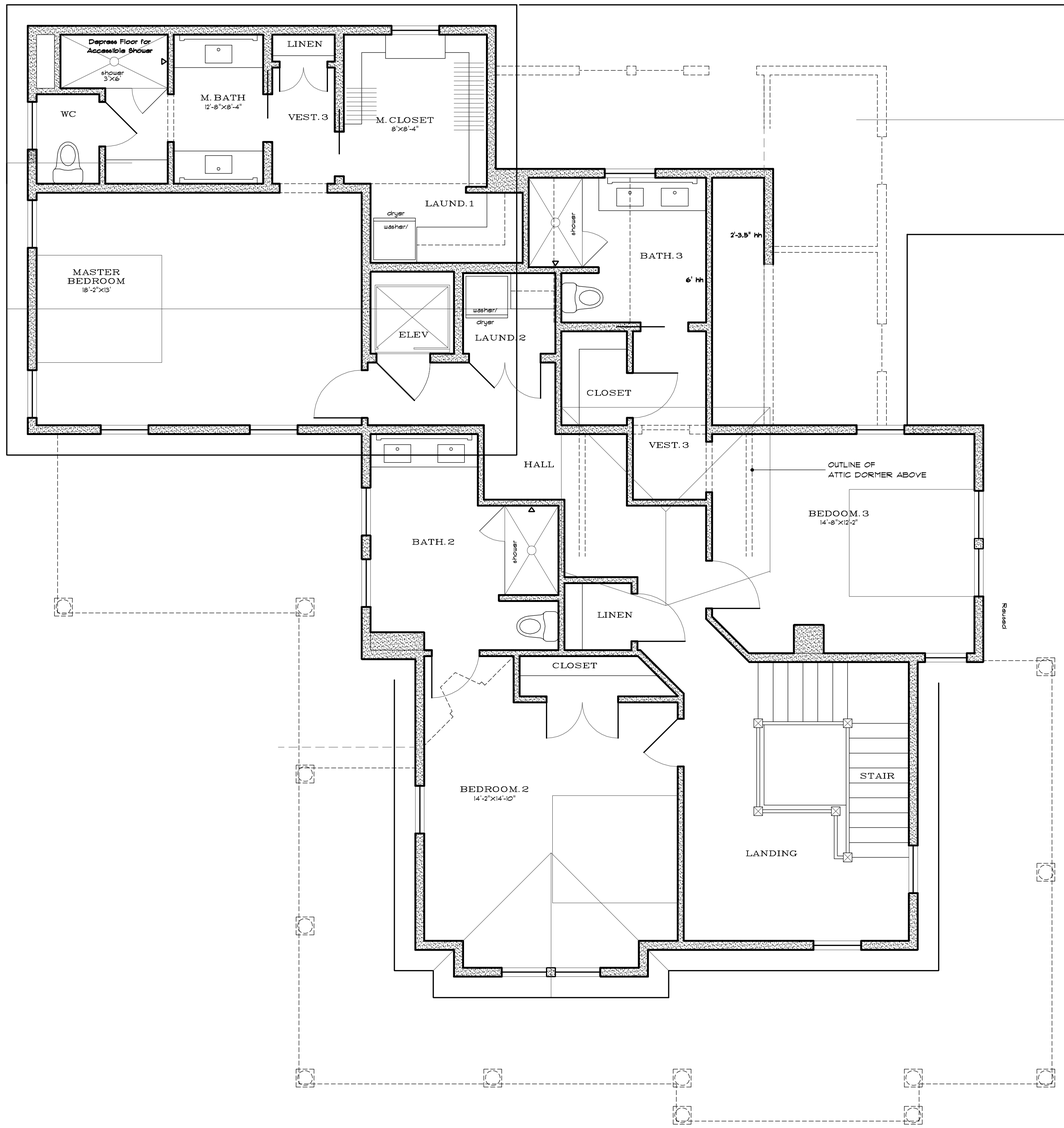
FIRST FLOOR PLAN

A2

. July . 2026 .



SECOND FLOOR PLAN

1/4" = 1'-0"

STATE OF SOUTH CAROLINA
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2583

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SECOND FLOOR PLAN

A3

. July . 2026 .

PRINCE STREET ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

STATE OF SOUTH CAROLINA
D. DWAYNE VERNON
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2583

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ELEVATIONS

A5

. July . 2026 .

. D . DWAYNE VERNON . ARCHITECT . PO BOX 1966 . PAWLEY'S ISLAND . SOUTH CAROLINA . 29585 . 843.237.2783 .

EAST ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

STATE OF SOUTH CAROLINA
D. DWAYNE VERNON
PAWLEY'S ISLAND SC
2583
REGISTERED ARCHITECT

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ELEVATIONS

A6

. July . 2026 .

. D . DWAYNE VERNON . ARCHITECT . PO BOX 1966 . PAWLEY'S ISLAND . SOUTH CAROLINA . 29585 . 843.237.2783 .

REFERENCES:

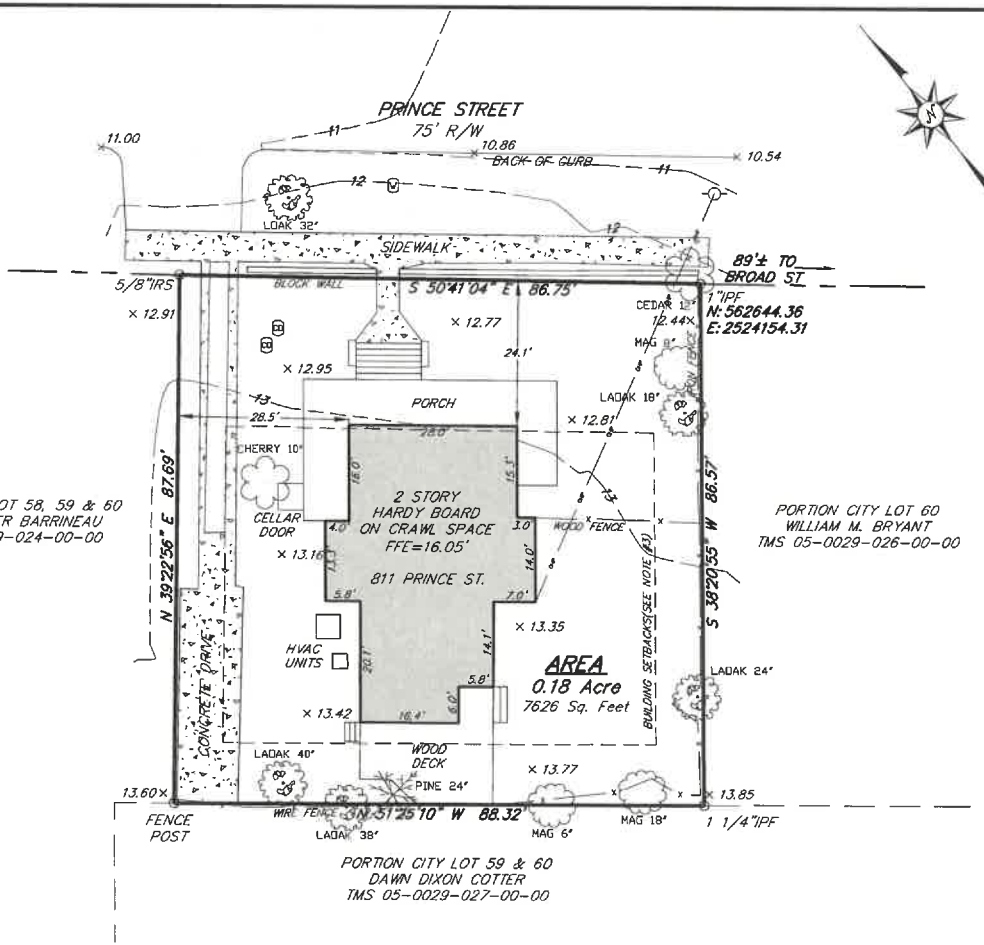
1. PLAT BOOK 13, PAGE 651.
2. DEED BOOK 815, PAGE 210.
3. GEORGETOWN COUNTY TAX MAP 05-0029-025-00-00.

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X SHADED, PER F.I.R.M. COMMUNITY PANEL 45043C 0485 G, REVISED 05/09/2023.
2. OWNER OF RECORD: ROBIN S. BECH
   811 PRINCE STREET
   GEORGETOWN, SC 29440
3. ZONED: R4
   BUILDING SETBACKS: FRONT = 25'
   SIDE = 8'
   REAR = 10'

* SETBACKS TO BE VERIFIED BY GEORGETOWN COUNTY (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).

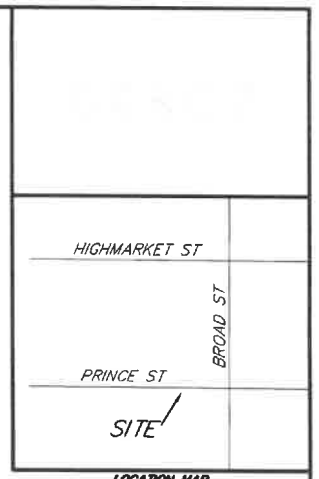
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
7. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.
8. ELEVATIONS SHOWN ARE NAVD 88 DATUM.



PORTION CITY LOT 58, 59 & 60
JANET SAWYER BARRINEAU
TMS 05-0029-024-00-00

PORTION CITY LOT 60
WILLIAM M. BRYANT
TMS 05-0029-026-00-00

PORTION CITY LOT 59 & 60
DAWN DIXON COTTER
TMS 05-0029-027-00-00



LOCATION MAP
N.T.S.

LEGEND

I.P.F. – IRON PIPE FOUND
I.P.S. – IRON PIPE SET
I.R.F. – IRON REBAR/ROD FOUND
I.R.S. – IRON REBAR/ROD SET
LAOAK – LAUREL OAK
LOAK – LIVE OAK
POWER POLE
(W) – WATER METER
(CO) – SEWER CLEAN OUT

PARKER LAND SURVEYING, LLC
400 CHURCH STREET
GEORGETOWN, SC 29440
PHONE:(843)-465-4405
JOB #: G26-094 PJG

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B, AS SPECIFIED THEREIN.

REGISTERED LAND SURVEYOR No. 17924 GREGGORY F. CUNNINGHAM

GREGGORY F. CUNNINGHAM S.C.P.L.S. No. 17924

SOUTH CAROLINA
PARKER LAND SURVEYING, LLC
No. C03814
CERTIFICATE OF AUTHORIZATION

EXISTING LOT OF RECORD
CERTIFIED TO BE A RESURVEY OF A PIECE, PARCEL OR LOT OF LAND SHOWN ON A MAP OR PLAT PREVIOUSLY RECORDED IN GEORGETOWN COUNTY IN PLAT BOOK 13, PAGE 651.

0 10 20 30 40 60
ONE INCH = 20'

AS-BUILT SURVEY

OF PORTIONS OF CITY LOTS 59 and 60
SURVEYED FOR

MICHAEL WALTERS

LOCATED IN THE CITY OF GEORGETOWN,
GEORGETOWN COUNTY, SOUTH CAROLINA
DATE: APRIL 2, 2026